



45 Second Avenue



# 45 Second Avenue Westcliff-on-Sea Essex SS0 8HX

Home Of Leigh are super excited to offer for sale this incredible Art Deco style, four bedroom detached house which sits proudly on a generous size plot and boasts a sweeping in and out driveway offering ample parking along with a detached garage and self contained annexe.

The accommodation comprises; stylish entrance hall, ground floor cloakroom, a formal south facing sitting room plus a large open plan second lounge which is open plan to a modern fitted kitchen, both having bi folding doors opening to the rear garden. There is also a separate utility room on the ground floor.

To the first floor there are four well appointed bedrooms, two of which benefit from a Jack & Jill en suite shower room along with a further luxury fitted family bathroom.

Externally the property sits back from the road and offers a sweeping in and out driveway allowing ample off street parking facilities with further gated parking giving access to a detached garage. The rear garden is a great size and also has access to a self contained annexe with an open plan studio area with a separate three piece shower room.

Situated on Second Avenue in Chalkwell, this stunning residence is within close proximity to local amenities which includes nearby parks, schools, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within easy reach is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques and a few minutes walk to the beach.



With spacious accommodation and stunning 'Art Deco' design and features throughout, we strongly recommend internal viewings to avoid any disappointment.

## **Accommodation Comprises**

The property is approached via a feature part double glazed coloured lead light curved entrance door to:

### **Entrance Hall 11'1 x 11'1**

A very cool circular entrance hall with obscure coloured lead light windows to front aspect, marble tiled flooring, smooth plastered ceiling, wall light points, stairs leading to the first-floor accommodation, feature vertical radiator. Doors to:

### **Ground Floor Cloakroom 7'5 x 4'1**

Double glazed obscure window to side aspect, modern two piece suite comprising; low level WC, wall mounted wash hand basin, fully tiled to

surrounding walls, tiled flooring, part tiled and part carpet flooring, smooth plastered ceiling, feature vertical radiator.

### **Sitting Room 17'7 max x 15'1**

Double glazed feature curved window to front and side aspect, wood flooring throughout, smooth plastered ceiling, two feature wall light points, two cast iron effect radiators.

### **Lounge 16'5 into bay x 15'0**

Double glazed window to front aspect, two feature double glazed coloured lead light windows to side aspect, wood flooring throughout, feature art deco style ceiling with inset spotlighting, two feature stone fireplace with inset open fire with an attractive tiled hearth, two feature cast iron effect radiators, feature glass bricks through to kitchen, double glazed bi-folding doors leading onto the rear garden, door into hallway.







tiled splashbacks, tiled flooring, smooth plastered ceiling, radiator.

#### First Floor Landing 15'1 x 10'4 max

Feature coloured lead light window to side aspect, wood flooring, built in storage cupboards with mirror fronted doors, smooth plastered ceiling, access to loft space, feature vertical radiator. Doors to:

#### Bedroom Two 15'2 < 10'7 x 14'9

Double glazed windows to front and side aspects, wood flooring, smooth plastered ceiling, range of built in wardrobes with mirror fronted doors, cast iron effect radiator. Door to:

#### En-Suite Jack and Jill Shower Room

Double glazed curved bay window to front aspect, modern three piece suite comprising; fully tiled walk in shower cubicle, low level WC, wall mounted wash hand basin with tiled splashbacks, wood flooring, smooth plastered ceiling, feature vertical radiator.

#### Bedroom Three 12'4 x 12'1

Double glazed feature curved bay windows to front aspect with central French doors leading out onto a sunny south facing balcony, wood flooring, smooth plastered ceiling, door to built in walk-in closet with hanging rail and shelving, two feature cast iron effect radiators, Door to:

#### En-Suite Shower Room 8'1 x 5'1

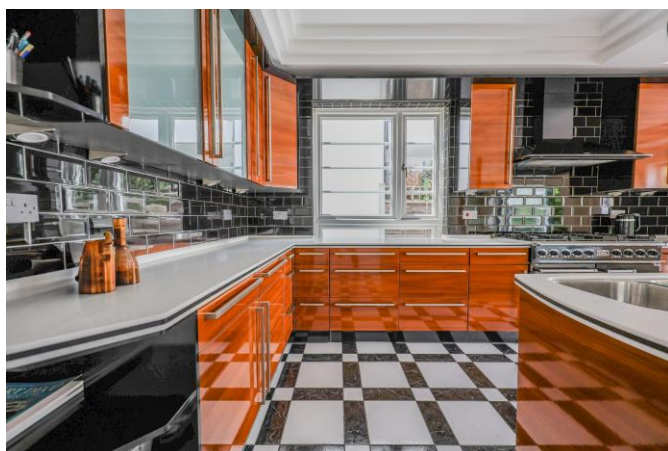
Double glazed curved bay window to front aspect, modern three piece suite comprising; fully tiled walk in shower cubicle, low level WC, wall mounted wash hand basin with tiled splashbacks, wood flooring, smooth plastered ceiling, feature vertical radiator.

#### Rear Lobby 5'4 x 5'1

With a continuation of wood flooring, smooth plastered ceiling. Doors to:

#### Master Bedroom 14'2 x 12'4

Double glazed window to side aspect and double glazed French doors to the rear giving access to a Juliet balcony, wood flooring, smooth plastered ceiling,



#### Kitchen Breakfast Room 23'1 x 12'4

Double glazed window to side aspect. The kitchen is fitted to include a central island unit with white Corian square edge work surfaces with double sink unit and mixer tap, integrated Miele dishwasher and an abundance of cupboards and drawers, further range of matching work surfaces to two walls with cupboards and drawers beneath, freestanding Falcon Range cooker with five ring gas hob and Stoves extractor hood above (to remain), further range of matching eye level wall mounted units - some with frosted glass doors, two separate integrated fridges and two integrated separate freezers, pull-out pantry, feature Art Deco style ceiling with inset spotlighting, tiled flooring, two feature vertical radiators, tiled flooring and part wood flooring, double glazed bi-folding doors leading to the rear garden.

#### Utility Cupboard 7'8 x 4'8

Double glazed obscure window to side aspect, stainless steel single drainer sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, appliance space and plumbing for washing machine,



cast iron effect radiator.

#### Bedroom Four/Dressing Room 11'1 x 9'8

Double glazed obscure window to side aspect, additional double glazed windows to rear overlooking the garden, wood flooring, extensive range of freestanding wardrobes with mirror fronted doors (to remain) and housing ample hanging storage and shelving space, matching freestanding chest of drawers (to remain), smooth plastered ceiling, cast iron effect radiator.

#### Family Bathroom 13'1 x 6'1

Two double glazed obscure windows to side aspect, modern five piece suite comprising; claw footed freestanding bath with mixer tap and hand held shower attachment, low level WC, fully tiled walk-in shower with hand held shower attachment and additional Rainfall shower head, twin wash hand basins with mixer taps and cupboards and drawers beneath, feature wood panelling to surrounding walls, two wall light points, smooth plastered ceiling, feature cast iron effect radiator/heated towel rail combined.

#### Externally

##### Rear Garden

The property benefits from a great size rear garden which commences with an attractive paved patio area to the immediate rear with semi-circular steps leading up to the remainder of the garden which is laid to lawn and is enclosed by screen panelled fencing and brick wall to rear. There is a further matching paved patio area to the extreme rear with further raised flower beds, side access to the front of the property.

#### Additional Workshop Area 10'7 x 5'4

With wall mounted boiler.

#### Frontage

The front of the property is set well back from the road providing ample off street parking via a sweeping In and Out driveway with inset flower and shrub borders, secure gate with additional independent driveway leading down to the garage.

#### Annex Accommodation

Double glazed door leading to:

#### Lobby 9'6 x 5'1

Double glazed window to side aspect, wood flooring, coved to smooth plastered ceiling with inset spotlighting, radiator. Door to:

#### Open Plan Lounge & Kitchen 17'1 x 11'11

Double glazed window to side aspect with additional double glazed French doors giving access to the garden. Small kitchen area comprises; stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, four ring gas hob, wood flooring, coved to smooth plastered ceiling with inset spotlighting, radiator. Door to:

#### Garage 17'1 x 8'9

A great size garage with electric Up and Over door, double glazed obscure window to side aspect, power and lighting connected.

#### Shower Room 6'1 x 4'8

Three piece suite comprising; fully tiled shower cubicle, low level WC, wall mounted wash hand basin, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.



















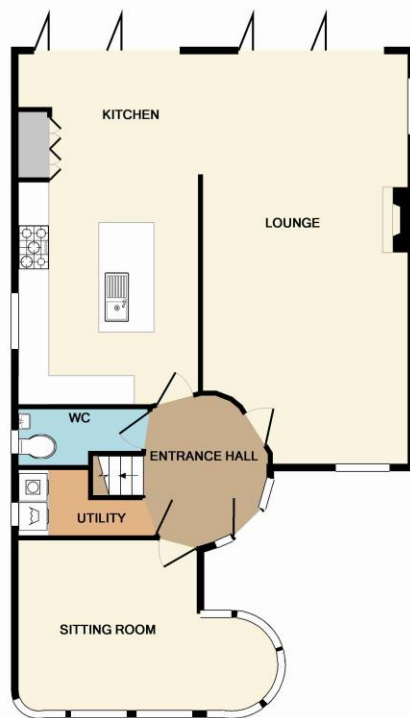
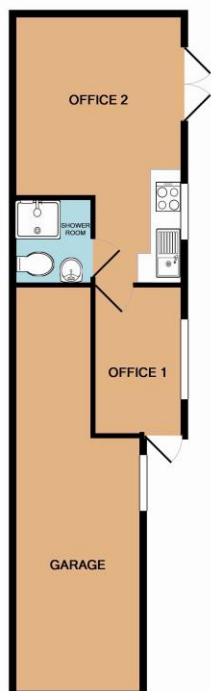












GROUND FLOOR



1ST FLOOR

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Price: £1,200,000 Freehold

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