



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**21 Southsea Avenue, Leigh-On-Sea, SS9 2AX**

**£500,000 Freehold**

A BEAUTIFUL CHARACTER TWO BEDROOM SEMI-DETACHED HOUSE, Located just minutes walk of the Broadway with an excellent range of shops, bars and restaurants, plus just a short walk of the station.

Offering immaculate accommodation with a lovely lounge, luxury kitchen/diner with French doors and integrated appliances, plus utility room/wc, to the first floor are two double bedrooms and luxury bathroom with large shower, externally is a lovely 70ft approx. rear garden.



## 21 Southsea Avenue, Leigh-On-Sea, SS9 2AX

### Entrance Hall

Half glazed composite door leading to spacious entrance hall, white turned spindle staircase with under stairs storage cupboard, radiator, power point, skimmed ceiling, engineered oak flooring.

fitted with an excellent range of white base and wall cupboards, tiled flooring, quartz worktops and matching breakfast bar, AEG ceramic hob with extractor above, AEG oven and microwave oven, integrated fridge/freezer and dishwasher, designer radiator, twin inset bowls set in quartz worktop.

### Lounge 18'10 x 12'2 max (5.74m x 3.71m max)



Bay window to front, radiator, feature fireplace with electric fire, matching flooring from hallway, three wall light points, skimmed ceiling with inset lights.



### Utility Room/Wc 9'10 x 8 (3.00m x 2.44m)

### Luxury Kitchen/Dining room 19'8 x 10'3 (5.99m x 3.12m)



French doors to rear leading to garden and two windows to flank,

Window to rear, fitted white base units and drawer pack, close coupled wc with concealed cistern and push button control, vanity wash hand basin with mixer tap and cupboards under, plumbed for washing machine, full height broom cupboard, inset stainless steel sink unit with mixer tap and cupboard under,



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worktops, Worcester wall mounted modern gas combi boiler, skimmed ceiling with inset lights.

### Landing.

Access to bedrooms and bathroom, skimmed ceiling with inset lights, loft access.

**Bedroom One 13'7 plus wardrobes x 11'2 (4.14m plus wardrobes x 3.40m)**



**Bedroom Two 12 x 10 (3.66m x 3.05m)**



Window to rear, radiator, wood laminate flooring, skimmed ceiling.

**Luxury Bathroom 9'4 x 8'7 (2.84m x 2.62m)**



Window to rear, modern white suite comprising of oval bath with floor standing taps and mixer tap shower, double width shower cubicle with overhead and hand held shower attachment, vanity wash hand basin with mixer tap and drawers under, designer radiator and chrome towel radiator, skimmed ceiling with inset lights and extractor fan, fitted illuminated mirror, attractive marble effect fully tiled walls and matching tiled flooring, wall mounted wc with concealed cistern and push button wall mounted control.

Three windows to front, attractive range of sliding floor to ceiling wardrobes to one wall, radiator, skimmed ceiling, wood laminate flooring.





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Rear Garden 70ft approx. (21.34mft approx)



A lovely garden with decked area, pathway leading to matching patio area to rear, neat lawn area, flower beds, side entrance with gate.



**Front Garden**  
Paved with retaining wall.

**Council Tax Band C**



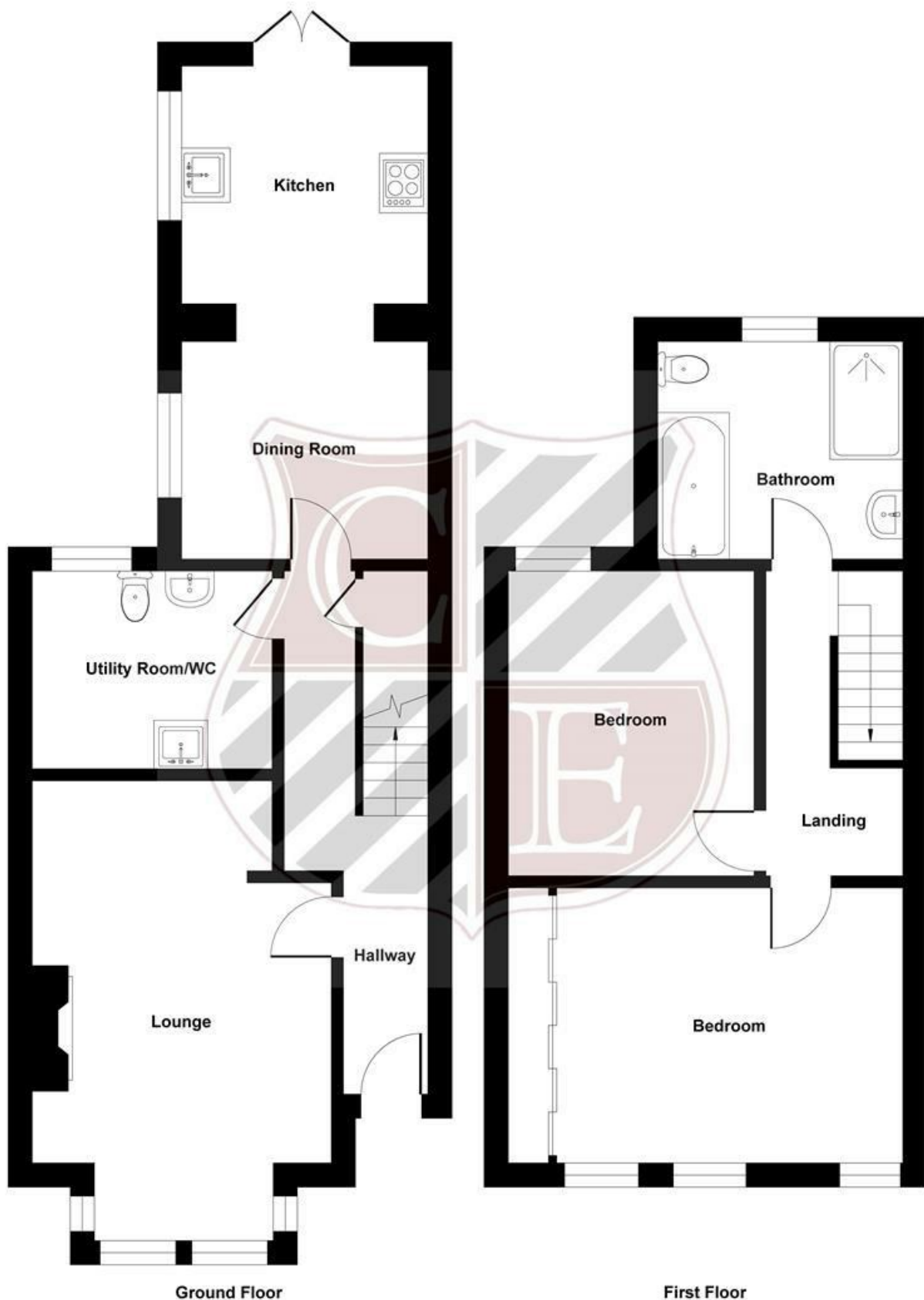
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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