



* £270,000 - £290,000 * Set within the popular Suffolk Avenue area of Leigh-on-Sea, this well-presented modern terraced house offers bright, spacious accommodation and a highly convenient location. Boasting two good-sized double bedrooms, the property is perfectly suited to first-time buyers, small families, or professionals alike.

The ground floor features a spacious lounge/diner, providing a versatile living and entertaining space with an abundance of natural light and a welcoming atmosphere throughout. The home also benefits from a well-appointed bathroom, designed with practicality in mind.

To the rear, a charming private garden offers the ideal setting for relaxing or entertaining outdoors. Further benefits include off-street parking for one vehicle.

Ideally located within walking distance of Leigh Broadway and Leigh Road, residents can enjoy easy access to a wide variety of independent shops, cafés, restaurants, and local amenities, all contributing to the vibrant lifestyle Leigh-on-Sea is known for.

Offering a superb combination of modern living, outdoor space, and a sought-after location, this attractive home is not to be missed.

- Modern built terraced house
- Lounge/diner
- Garage in a block with pitched roof ideal for storage
- No onward chain
- Two double bedrooms
- Delightful rear garden
- Walking distance to Leigh Broadway and Leigh Road shopping facilities
- Keys held for immediate viewing

Suffolk Avenue

Leigh-On-Sea

£270,000

Price Guide



Suffolk Avenue



Frontage

Front garden area, access to:

Entrance Hallway

11'10" x 5'10"

UPVC entrance door to the front, carpeted stairs rising to the first floor, double radiator, carpet, door to:

Kitchen

9'10" x 6'7"

Double-glazed windows to the front. Kitchen comprising of; wall and base-level units with a roll-edge laminate worktop, stainless steel sink with double drainer and chrome taps, space for a washing machine, oven, and fridge freezer, tiled splashbacks, radiator, wall-mounted Worcester boiler, tiled flooring.

Lounge/Diner

13'4" x 12'8" > 9'6"

Two pendant lights, double-glazed patio doors to the rear opening out onto the garden, huge understairs storage cupboard, radiator, carpet.

First Floor Landing

Loft access, carpet, doors to all rooms.

Bedroom One

12'9" > 9'3" x 9'0"

Double-glazed windows to the front, giving views over the allotments, double radiator; useful storage cupboard over the stairs, carpet.

Bedroom Two

12'9" x 8'3"

Pendant light, double-glazed window to the rear overlooking the garden, double radiator, carpet.

Bathroom

6'4" x 5'8"

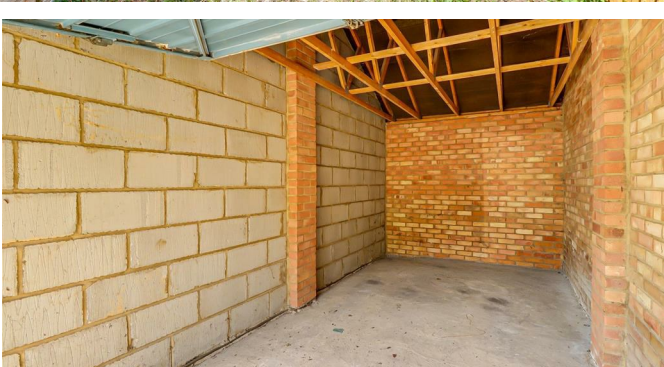
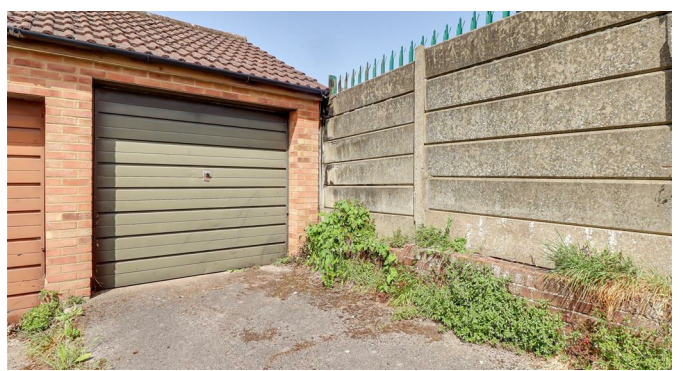
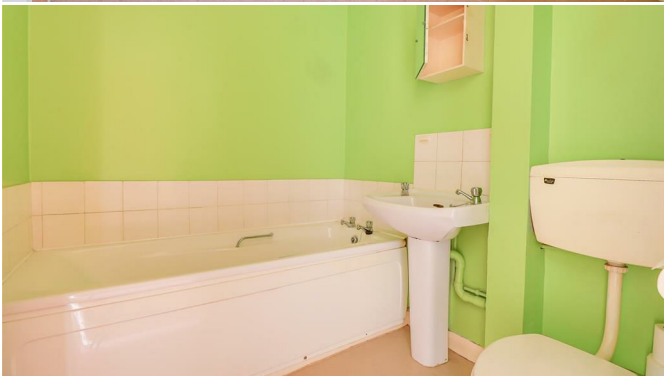
Extractor fan, panelled bath with tiled splashbacks, pedestal wash basin with a tiled splashback, low-level WC, lino flooring, radiator.

Rear Garden

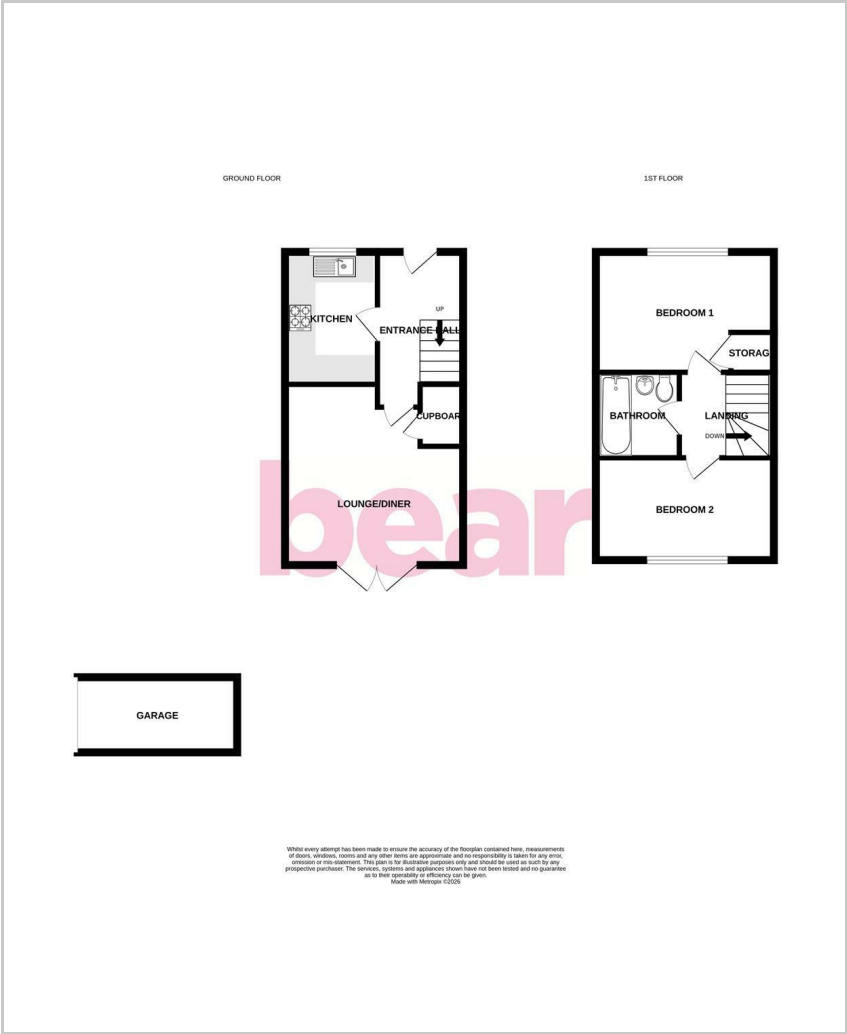
Commences a paved patio area with the remainder laid to lawn, fenced boundaries.

Garage in Block

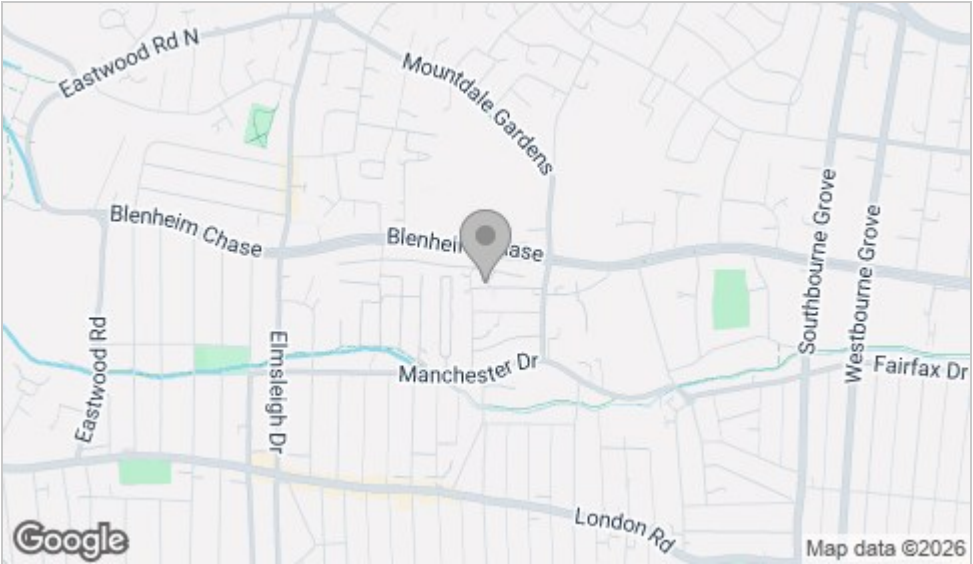
Up-and-over door to the front, concrete floor, pitched roof, great for extra storage.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

