



Thorpe Hall Avenue, Thorpe Bay

Offers In Excess Of £850,000

home.

255 Thorpe Hall Avenue Thorpe Bay SS1 3SJ



- Substantial Detached Chalet Bungalow on a Corner Double Plot
- Exceptional Development Potential
- Flexible Layout with up to Four Bedrooms and Four Reception Rooms
- Impressive Kitchen Breakfast Room and Separate Utility Room
- Beautiful West Backing Gardens Wrapping Around the Property
- Traditional Original Features Throughout
- Detached Garage and Secure Off Street Parking to Rear
- Offered with No Onward Chain
- Prime Thorpe Hall Avenue Location close to Golf Course and Seafront
- Walking Distance To Thorpe Bay Broadway and Thorpe Bay Train Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are privileged to offer for sale this substantial detached chalet bungalow, occupying an exceptional corner plot within one of Thorpe Bay's most sought-after roads and offering outstanding development potential, subject to the necessary planning consents.

Offered with no onward chain, this much-loved family home sits across two separate Land Registry titles, creating a rare opportunity for purchasers seeking a large family residence, investment opportunity or future development project. The property offers highly versatile accommodation throughout, with the flexibility to utilise up to four bedrooms alongside multiple reception spaces.

The accommodation is centred around a welcoming reception hall and includes a spacious lounge with character fireplace and bay window, a formal dining room, an impressive kitchen and breakfast room designed for family living, a separate utility room and a ground floor shower room. Further reception accommodation to the rear enjoys direct access to the garden and could equally serve as an additional bedroom, home office or family room.

To the first floor are two further bedrooms, including a generous principal bedroom with extensive fitted furniture, alongside a family bathroom.

Externally, the property truly excels. The beautifully maintained west backing gardens wrap around the home and offer excellent privacy, mature planting and multiple areas for entertaining and relaxation. To the rear, secure gated access leads to off street parking and a detached garage with adjoining storage room, whilst the generous frontage further enhances the property's impressive kerb appeal.

Ideally positioned within walking distance of Thorpe Bay Broadway, the station, Thorpe Hall Golf Club and within catchment for the highly regarded Bournes Green Schools, this is a rare opportunity to acquire a landmark home on an exceptional plot.



Accommodation Comprises

The property commences with a corner plot front garden with lawn, mature plants and bushes, access to either side of the property leading to the rear, external wall lighting. Crazy paved pathways leading to wooden entrance door with single glazed panel and two double glazed windows to the front aspect and further double glazed window to side aspect leading to:

Porch

Tiled flooring, skirting, wall lighting, ceiling light, sliding door into the kitchen/breakfast room.

Entrance Hall

Open Plan Kitchen/Diner

15' 9 x 12' 9

Dining Area

Carpeted, skirting, spotlighting, ceiling light, double glazed sliding door leading to the side garden, serving hatch to the dining room, traditional radiator, wooden ceiling beams. Open to:

Kitchen Breakfast Room

19' 9" Max x 18' 1" Max

Carpeted, skirting, wooden ceiling beams, spotlighting, double glazed window overlooking the side garden. The kitchen is fitted to include a range of base units with stone effect square edge worksurfaces and matching eye level wall mounted units, integrated NEFF double oven and four ring AEG gas hob with extractor over, inset one and a half sink with drainer and mixer tap, integrated dishwasher and under-counter fridge, breakfast bar area with seating area and bespoke low level table.

Utility Space

Carpeted, skirting, two ceiling lights, radiator, double glazed window to side aspect, stone effect square edge worksurface with a inset sink and mixer tap, space for washing machine and tumble dryer, double glazed patio door to the rear . Door to:

Downstairs Shower Room

9' 0 x 9' 1

Lino flooring, part tiled walls, spotlighting, extractor fan, single glazed lead light window to the rear and side aspect, wash hand basin, WC, wet room shower area with electric shower, electric radiator.

Reception Hall

Accessed via further storm porch with ceiling light, two lead light windows and wooden entrance door with single glazed panel. Carpeted, skirting, picture rail, wooden beams to walls and ceiling, two ceiling lights, corner double glazed bay window with bespoke seating area, wall lighting, under-stairs storage cupboard and further storage cupboard, stairs rising to the first floor landing, picture rail, skirting radiator. Door to:

Dining Room

15' 9 x 12' 9

Carpeted, skirting, plate rail, wooden ceiling beams, ceiling light, double glazed bay window to the front aspect, feature Goldworthy fireplace with inset fire basket, small built-in storage/display cabinet, serving hatch through to the kitchen/diner, radiator.

Lounge

18' 6" x 15' 0" max

Carpeted, skirting, plate rail, wooden beams to ceiling, ceiling and wall lighting, double glazed bay window to the side aspect and double glazed UPVC patio door leading to the garden with external small storm porch, feature brick built Inglenook fireplace with inset fire basket, tiled hearth and seating to either side, wall lighting, stained glass window to side aspect, two radiators.

Reception Room/Bedroom Four

12' 6" x 10' 0"

Carpeted, skirting, coved cornice, ceiling light, double glazed window to the side aspect and double glazed French doors leading to the garden, radiator.

Bedroom Three

12' 1" x 10' 5"

Carpeted, skirting, picture rail, ceiling light, double glazed bay window to the rear aspect, radiator.

First Floor Landing

Carpeted, skirting, picture rail, ceiling light, airing cupboard housing Worcester boiler. Doors to:

Bedroom One

19' 8" max x 10' 11" max

Carpeted, skirting, two ceiling lights, double glazed windows to front and both side aspects, fitted wardrobes with cupboard space and fitted drawers, wall mounted vanity table, radiator.

Bedroom Two

9' 10" x 12' 0"

Carpeted, skirting, ceiling light, double glazed window to rear aspect, large eaves storage cupboard, radiator.

Bathroom

6' 0" x 11' 7"

Carpeted, part tiled walls, radiator, ceiling light, double glazed obscure window to the side aspect, mirrored vanity unit with storage, WC, wash hand basin, panelled bath with shower over, spotlighting, heated towel rail.

Externally

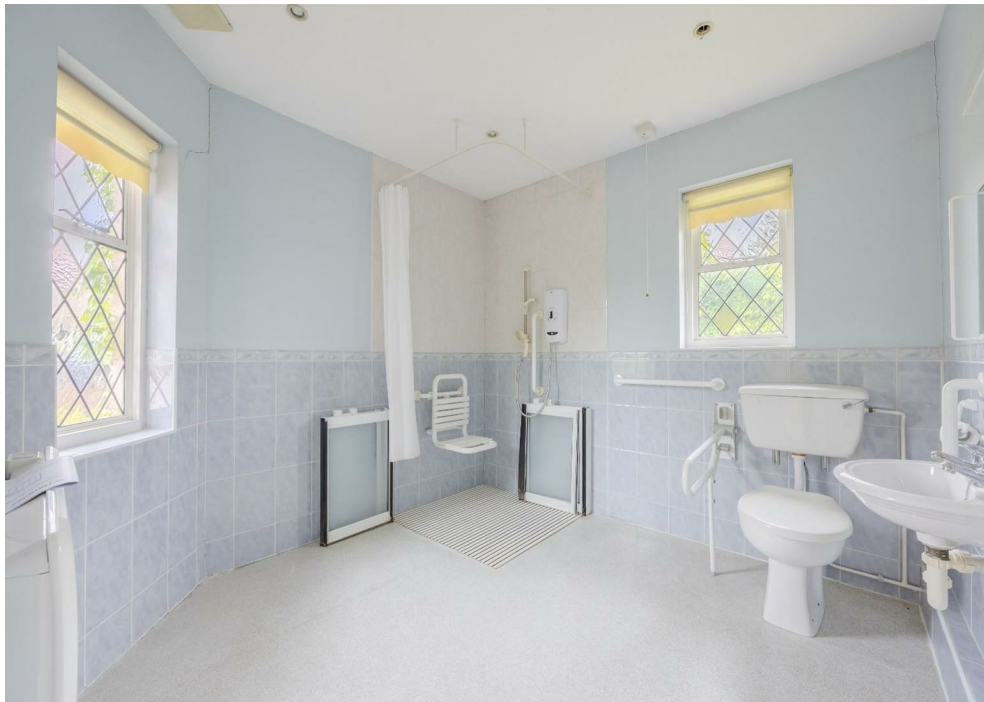
Rear Garden

The rear commences with crazy paved patio area, crazy paved pathway leading to the garage. The remainder of the garden is laid to lawn, mature trees, bushes and plants, external wall lighting, water tap, access to the front of the property from either side, further side garden.

Parking

Accessed via secure double gates to the immediate rear of the garden with a crazy paved driveway leading to a detached garage with concrete base, double glazed window, rafter storage, power and lighting, door the front aspect and two swinging garage doors to the side aspect.



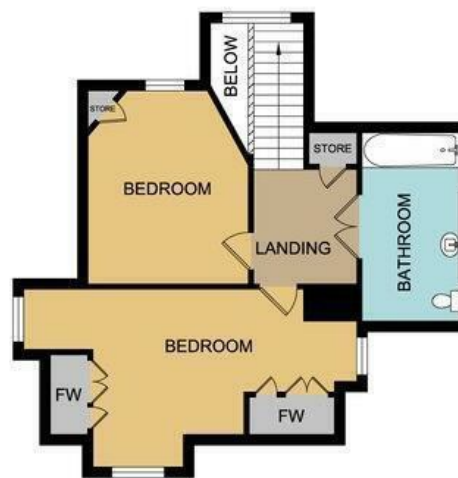








Ground Floor
Approximate Floor Area
1794.34 sq. ft
(166.70 sq. m)



First Floor
Approximate Floor Area
455.20 sq. ft
(42.29 sq. m)

Total Approximate Floor Area
2249.55 sq. ft
(208.99 sq. m)

Property Details

4 Bedrooms
2 Bathrooms
3 Reception Rooms
House - Detached

Approx. sq ft
EPC band: E
Tenure: Freehold
Council Tax Band: G

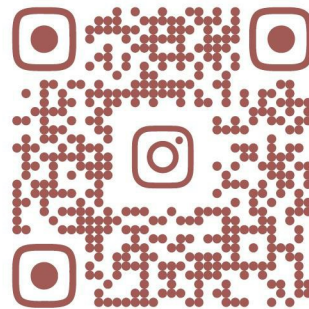
£850,000

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home.



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