

Lymington Avenue, Leigh-On-Sea

Offers Over £545,000

home.

125 Lymington Avenue
Leigh-On-Sea
SS9 2AL

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- Beautifully Extended Three Bedroom Family Home
- Prime Leigh on Sea Location on Lymington Avenue
- Stunning Open Plan Kitchen Dining Room with Central Island
- Vaulted Skylight Integrated Appliances and Bi Fold Doors
- Bay Fronted Lounge with Shutters
- Ground Floor Cloakroom Utility Room and Family Room
- West Facing Rear Garden
- Walking Distance to Leigh Broadway, The Seafront and Leigh Station
- West Leigh Infant and Junior School Catchment
- Beautifully Presented Throughout



Interested?

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

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Home presents PERIOD CHARM and CONTEMPORARY COASTAL LIVING in a STYLISH EXTENDED HOME in the VERY HEART OF LEIGH

This extended three-bedroom family home, enviably positioned on the ever-popular Lymington Avenue, just moments from Leigh Broadway, the seafront and Leigh Station.

An exceptional balance of charm, space and modern family living. An inviting entrance hall sets the tone, retaining its original tiled flooring, with useful understairs storage alongside a practical cloak/utility room. To the front, the elegant bay-fronted lounge is flooded with natural light and complemented by beautiful shutters, while a cosy family room leads through to the real showpiece of the home – an impressive open-plan kitchen and dining space. Designed with everyday living and entertaining in mind, this bright and spacious room features a central island, integrated appliances, a vaulted skylight and bi-fold doors opening directly on to the west-facing rear garden.

Upstairs, three generous bedrooms are complemented by a well appointed contemporary family bathroom. The versatile second bedroom also offers the potential to be reconfigured to create an additional room, subject to requirements.

Outside, the block-paved front garden provides an attractive approach, while the west-facing rear garden is perfectly suited to relaxing and entertaining, with a decked seating area, generous lawn and plenty of space for family life.

The location is every bit as appealing. Leigh Broadway's independent cafés, restaurants and boutiques are within easy walking distance, as are Leigh Station, the seafront and the historic charm of Leigh Old Town. The property falls within the highly regarded West Leigh Infant and West Leigh Junior School catchments.

A wonderful blend of character, contemporary style and generous living space, perfectly placed to enjoy everything Leigh-on-Sea has to offer.

Accommodation Comprises

The property commences with a block paved front garden with external wall lighting. Storm porch with original tiled flooring and wooden entrance door with double glazed obscure stained glass panel leading into:

Entrance Hallway

Original tiled checkerboard tiled flooring, skirting, coved cornice, two ceiling roses with lights, single glazed obscure windows, carpeted stairs rising to first floor landing with understairs storage, radiator. Doors to:

Lounge

15'4 x 11'7

Wooden flooring, skirting, coved cornice, ceiling rose with light, double glazed bay window to front aspect with shutters, cast iron feature fireplace with stone hearth, tiled surround and wooden mantle, fitted storage with cupboards and shelving to recesses, radiator.

Downstairs WC/Utility Room

7'1 x 6'5

Wood effect luxury vinyl tiled flooring, part tiled walls, spotlighting, extractor fan, WC, wash hand basin with storage beneath, radiator, utlity space with space and plumbing for a washing machine and tumble dryer.

Open Plan Kitchen/Diner/Family Room

Family Room

12'3 x 10'10

Wood effect luxury tiled effect flooring, skirting, spotlighting, radiator, feature fireplace with slate hearth, wooden mantle and wood burner, large storage cupboard to recess. Open Plan to:

Kitchen/Diner

17'9 x 17'0

Wood effect luxury tiled effect flooring, skirting, spotlightingand ceiling light, vaulted Skylight window, double glazed window and double glazed bi-folding door both to the rear aspect, radiator. The kitchen is fitted to include a range of base units with rolled edge stone effect worksurface with a tiled splashback, one and a half sink with drainer and mixer tap, SMEG Range cooker with a five ring gas hob and extractor over, space for a fridge freezer, wall mounted eye level units and full length cupboards, integrated dishwasher, central kitchen island with a wooden worksurface, breakfast bar area and storage beneath.

First Floor Landing

Carpeted, skirting, ceiling light, access to part boarded loft via a drop down ladder with lighting. Doors to:

Bedroom One

14'9 x 11'8

Carpeted, skirting, ceiling light, double glazed bay window to front aspect, radiator.

Bedroom Two

12'2 x 10'4

Carpeted, skirting, ceiling light, picture rail, double glazed window to the









rear aspect, radiator.
(A Stud wall currently separate's this room - but this can easily be removed).

Bedroom Three

10'7 x 5'10

Carpeted, skirting, ceiling light, double glazed window to the front aspect, radiator.

Bathroom

7'2 x 6'2

Tiled flooring and walls, spotlighting, double glazed obscure window to the rear aspect, shaver socket, tiled panelled bath with a Rainfall shower head, WC, wash hand basin, heated towel rail.

Externally

Rear Garden

Rear garden commences with a slate paved patio area with external power socket, lighting and water tap. The remainder of the garden is laid to lawn with mature flower bed borders, brick built shed (to remain) to the immediate rear.





















Property Details

3 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Terraced

Approx. 1187.00 sq ft
EPC band: C
Tenure: Freehold
Council Tax Band: C

£545,000

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