



Marine Avenue, Leigh-On-Sea  
£650,000

home.

# 14 Marine Avenue

## Leigh-On-Sea

SS9 2JE



- Attractive Three Bedroom End Of Terrace Family Home
- Heart Of Leigh-on-Sea
- Large Through Lounge / diner and a separate kitchen
- Attached Garage With Off Street Parking
- Larger Than Average East Backing Rear Garden
- West Leigh School Catchment
- Perfectly Positioned For Bustling Leigh Broadway
- Within A Short Stroll To The Old Town & Mainline Railway 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 Of Leigh are very excited to offer for sale this attractive three bedroom end of terrace family home, situated in the heart of Leigh On Sea and within the sought after West Leigh School Catchment.

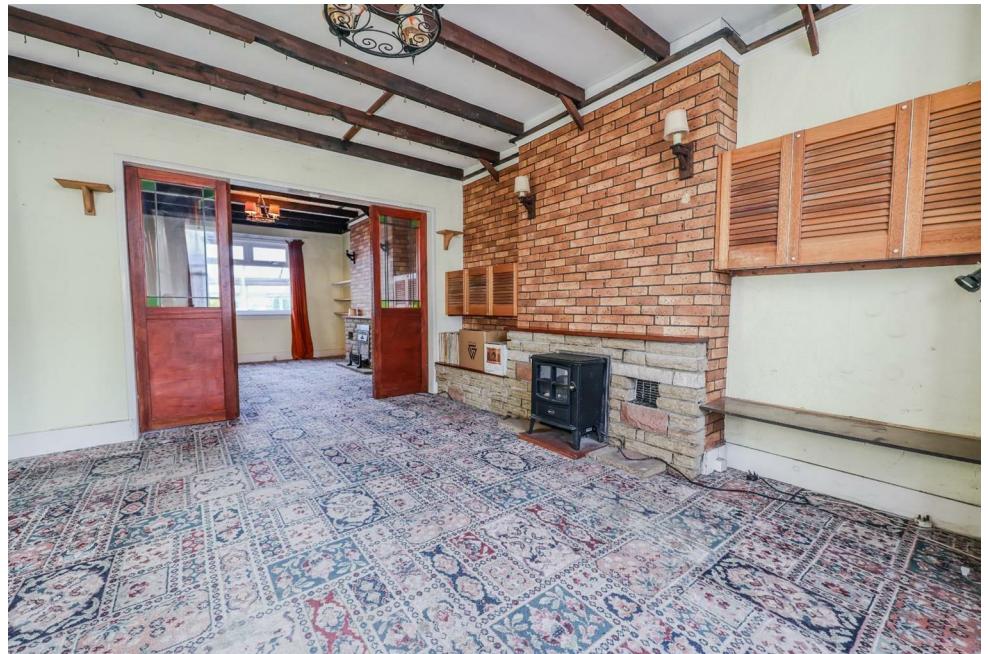
The charming family home has been in the same family since 1968 and has the huge added advantage of a larger than average rear garden, an attached garage and additional off street parking.

The accommodation comprises; entrance porch, entrance hall, a large through lounge / diner and a separate kitchen, whilst to the first floor there are three well appointed bedrooms and a family bathroom.

Externally the property benefits from a larger than average east backing rear garden which extends across several properties to the rear and also offers an attached garage with off street parking to the front.



Located on Marine Avenue in Leigh on Sea, this lovely property is perfectly positioned to take full advantage of the bustling Broadway and its array of shops, bars, restaurants and boutiques as well as being within a short stroll of the Old Town and mainline railway station giving direct access into London Fenchurch Street.



**Accommodation Comprises:**

The property is approached via double glazed door leading to:

**Entrance Porch:**

With door to:

**Entrance Hall:**

15'1 x 6'5

With stairs leading to the first floor landing with under stairs storage cupboard, radiator, doors to:

**Lounge:**

15'8 x 12'1

Double glazed sash window to front aspect, carpeted, two wall light points, radiator, glazed doors to:

**Dining Room:**

13'1 x 9'1

Double glazed window to rear aspect, carpeted, radiator.

**Kitchen:**

9'3 x 9'1

Double glazed window to rear aspect. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, built-in oven and four ring hob with extractor hood above, further range of matching eye level wall mounted units, door to:

**Lean-to:**

Glazed windows to rear with access to the garden and ground floor cloakroom.

**First Floor Landing:**

10'1 x 8'1

Access to loft space, doors to:

**Bedroom One:**

12'6 x 12'1

Double glazed sash window to front aspect, carpeted, picture rail, radiator.

**Bedroom Two:**

13'1 x 10'1

Double glazed sash window to rear aspect, carpeted, radiator.

**Bedroom Three:**

8'2 x 6'6

Double glazed sash window to front aspect, carpeted, radiator.

**Bathroom:**

8'4 x 6'1

Double glazed obscure windows to rear aspect, three piece suite comprising; bath with mixer tap, fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, heated towel rail.

**Externally:****Rear Garden:**

The property benefits from a larger than average east backing rear garden which is mainly laid to lawn and extends across the rear of numbers 16 & 18.

**Front Garden:**

The front of the property is paved providing off street parking with further access to:

**Attached Garage:**

With access to the rear garden.

**Agents Note**

The vendor has advised that there is asbestos present in the garage roof.





THE BEST HOMES IN THE NEIGHBOURHOOD

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TOTAL FLOOR AREA: 1100 sq.ft. approx.  
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## Property Details

3 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - End Terrace

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

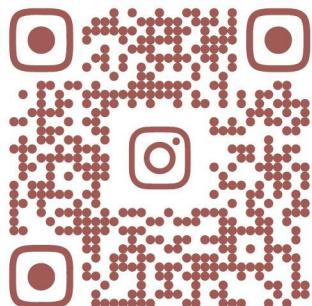
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[homeofleigh.com](http://homeofleigh.com)

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