

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

Flat 3 St James Mansions, St James Avenue, Thorpe Bay

£375,000



Offering No ONWARD CHAIN is this large two double bedroom ground and first floor flat maisonette situated on the very popular Burges Estate with walking distance Thorpe Bay mainline railway station and Broadway shopping centre. The ground floor offers a lovely lounge with patio doors leading out onto your own west backing garden, a 18' kitchen/diner and the first floor the two good sized bedrooms and three piece bathroom suite. It also comes with its own west backing garden and to the rear a detached garage with parking to the front. This maisonette is Ideally positioned close to local bus routes, London transport links and Thorpe Bay Broadway and the seafront for its promenade walks.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Spacious Ground & First floor maisonette
- 2 Good sized bedrooms
- Lounge with views overlooking your own west backing garden
- Kitchen/diner
- Three piece bathroom suite
- Popular Burges Estate
- Own west backing garden
- Detached garage and off street parking

### Entrance

Hardwood entrance door with stained obscure lead light window leading to the

### Entrance Hall

Stairs to first floor, tiled floor, one double radiator, picture rail

### Lounge 16' 3" x 13' 4" (4.95m x 4.06m)

Double glazed lead lite window to rear with double glazed sliding patio doors, 2 double radiators, picture rail and door leading to

### Kitchen/diner 14' 8" x 9' 2" (4.47m x 2.79m)

Double glazed leadlite windows to side, tiled floor, a range of base and eye level units with inset stainless steel sink unit with mixertaps, built in electric oven with inset 4 ring electric hob above and wall mounted extractor fan, integrated Diplomat dishwasher, plumbing for washing machine, one double radiator, understairs storage cupboard, wall mounted boiler for hot water and gas central heating (not tested) smooth plastered ceiling with down lighters, further walk in storage cupboard which could be gray for a fridge/freezer, obscure double glazed door giving access to side that leads to the garden

**First floor landing** Stained leadlite window to side, picture rail, smooth plastered ceiling and doors to

### Bedroom 1 16' 11" x 13' 8" (5.16m x 4.17m)

Double glazed leadlite window to rear over looking the garden, one double radiator, picture rail, fitted wardrobe with cabinets to remain, smooth plastered ceiling with down lighters

### Bedroom 2 9' 3" x 10' 4" (2.82m x 3.15m)

to wardrobe, Double glazed leadlite window to side, one double radiator, picture rail

**Bathroom** Obscure double glazed window to front, 3 piece suite comprising of a panel bath with mixer taps and shower attachment, low flush WC, vanity unit with mixertaps, tiled floor, one radiator, extractor fan and down lighters, small built in cupboard with 2 shaver points above





### **GARDEN**

Access to side leading to your own rear garden commencing with a clay paved patio leading to the lawned rear garden which measure 45' in depth, side gate access, external tap and to the rear access to the detached garage

### **GARAGE**

Single Garage

Garage 18'2 x 8'1 with up and over door to front, window to side power and lighting and personal door leading to the rear garden.

### **OFF STREET**

1 Parking Space

The property has off street parking for one car in front of the garage



### **GARDEN**

Access to side leading to your own rear garden commencing with a clay paved patio leading to the lawned rear garden which measure 45' in depth, side gate access, external tap and to the rear access to the detached garage

### **GARAGE**

Single Garage

Garage 18'2 x 8'1 with up and over door to front, window to side power and lighting and personal door leading to the rear garden.

### **OFF STREET**

1 Parking Space

The property has off street parking for one car in front of the garage





## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

<http://www.dedmangray.co.uk>

