



2a Lymington Avenue

SALE



2a Lymington Avenue  
Leigh-On-Sea  
Essex  
SS9 2AU

Guide price £450,000



Guide Price - £450,000 - £475,000

This lovely home has so much to offer from its unique interior and reverse planned living space to its incredible location. Inside you have three excellent sized bedrooms with access to en-suite from the master. Upstairs you have a modern kitchen which has been beautifully designed and a large lounge which gives you access to the rear roof terrace. This space is perfect for entertaining friends and family but to also enjoy a relaxing day sitting in the sunshine. This property has huge potential to look at the possibilities of going up in to the loft spaced potentially creating a master suite or even additional reception rooms. Located right next to Leigh Broadway, you will be able to walk to all your favourite shops, cafes, restaurants and bars. As an alternative, you can walk down to Old Leigh for a lovely walk and sit on the sea wall with a bite to eat and a drink. Just ten minutes from this property is Leigh Station which is perfect for those who commute into London or just simply like to visit occasionally.



#### Entrance Hall

door into hallway comprising laminate flooring, radiator, stair to first floor with storage underneath, smooth ceiling with pendant lighting, double glazed window to side, doors to:

#### Bedroom One

13'1" x 8'2" (4.01 x 2.51)

Double glazed window to front, laminate flooring, smooth ceiling with fitted spotlights, radiator, door way into:

#### En-suite

Walk in shower with rainfall shower head, pedestal wash hand basin with mixer tap and low level w/c, tiled walls and flooring, chrome heated towel rail, smoothing ceiling with fitted spotlights, tiled floor to ceiling, wall mounted medicine cabinet.

#### Bedroom Two

11'6" x 10'0" (3.51 x 3.07)

Double glazed window to rear, laminate flooring, radiator, smooth ceiling with pendant lighting, built in shelves and cupboards incorporating desk, steps up due to this being a split level room.

#### Bedroom Three

10'4" x 8'11" (3.15 x 2.72)

Double glazed window to front, laminate flooring, radiator, smooth ceiling with pendant lighting, fitted wardrobes.

#### Bathroom

Three piece suite comprising tiled panelled bath with electric shower over, wash hand basin with mixer tap set into vanity unit and low level w/c, tiled walls and flooring, chrome heated towel rail, double glazed obscure window to rear, coved cornice to smooth ceiling with fitted spotlights.

#### First Floor Landing

Smooth ceiling with pendant lighting, carpeted flooring, open plan into Kitchen/Dining Room and door to:

#### Living Room

22'2" x 8'11" (6.78 x 2.74)

Double glazed bay window to front, double glazed sliding patio doors to rear opening onto roof terrace, laminate flooring, two radiators, smooth ceiling with pendant lighting.

#### Kitchen/Breakfast Room

19'7" x 8'11" (5.97 x 2.72)

Range of wall and base level units with laminate work surfaces above incorporating sink with drainer unit, integrated oven with four ring gas hob and extractor unit above, space for fridge freezer, washing machine and dishwasher, laminate flooring, double glazed bay window to front, double glazed obscure door to rear leading onto roof terrace, smooth ceiling with pendant lighting, down lights and access to loft.

#### Roof Terrace

18' x 9'10 (5.49m x 3.00m)

First floor rear terrace which has a decked seating area and a brick built storage space.

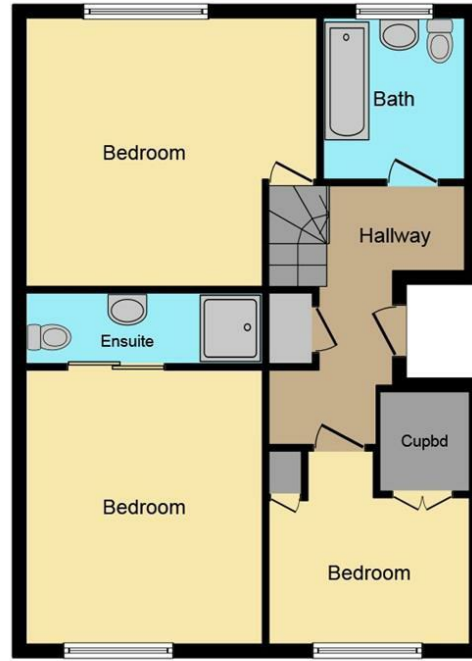
#### Front Garden

Hard standing drive providing off-street parking for one vehicle and access to rear court yard.

#### Court Yard

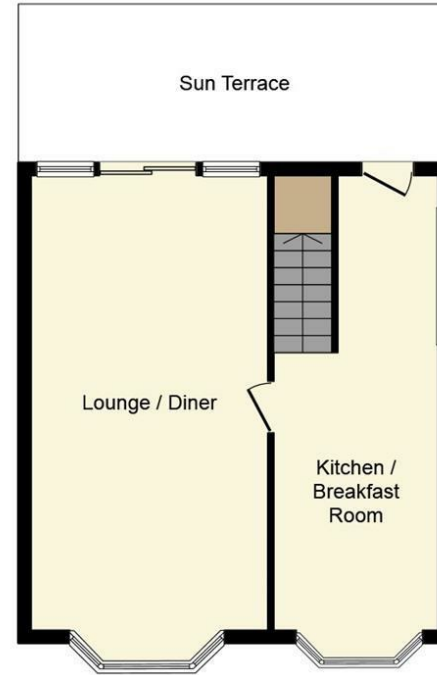
Hard standing pavement and access to store room measuring approximately 1.5 meters in width by 6 meters in depth.





### Ground Floor

Floor area 65.0 sq. m. (700 sq. ft.) approx



### First Floor

Floor area 46.0 sq. m. (495 sq. ft.) approx

Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

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