



# FOR SALE

**Beach Avenue,  
Leigh-On-Sea SS9 1HB**

**£725,000 Freehold**

- Semi Detached House over 3 Floors
- Beautiful Character Property
- Three Double Bedrooms
- Two Balconies with Estuary Views
- Two Reception Rooms
- Stylish Modern Kitchen
- Three Piece Bathroom, Cloakroom & Ensuite
- Garage to Rear & Off Street Parking
- Period Features Throughout
- Moments from Chalkwell Station

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

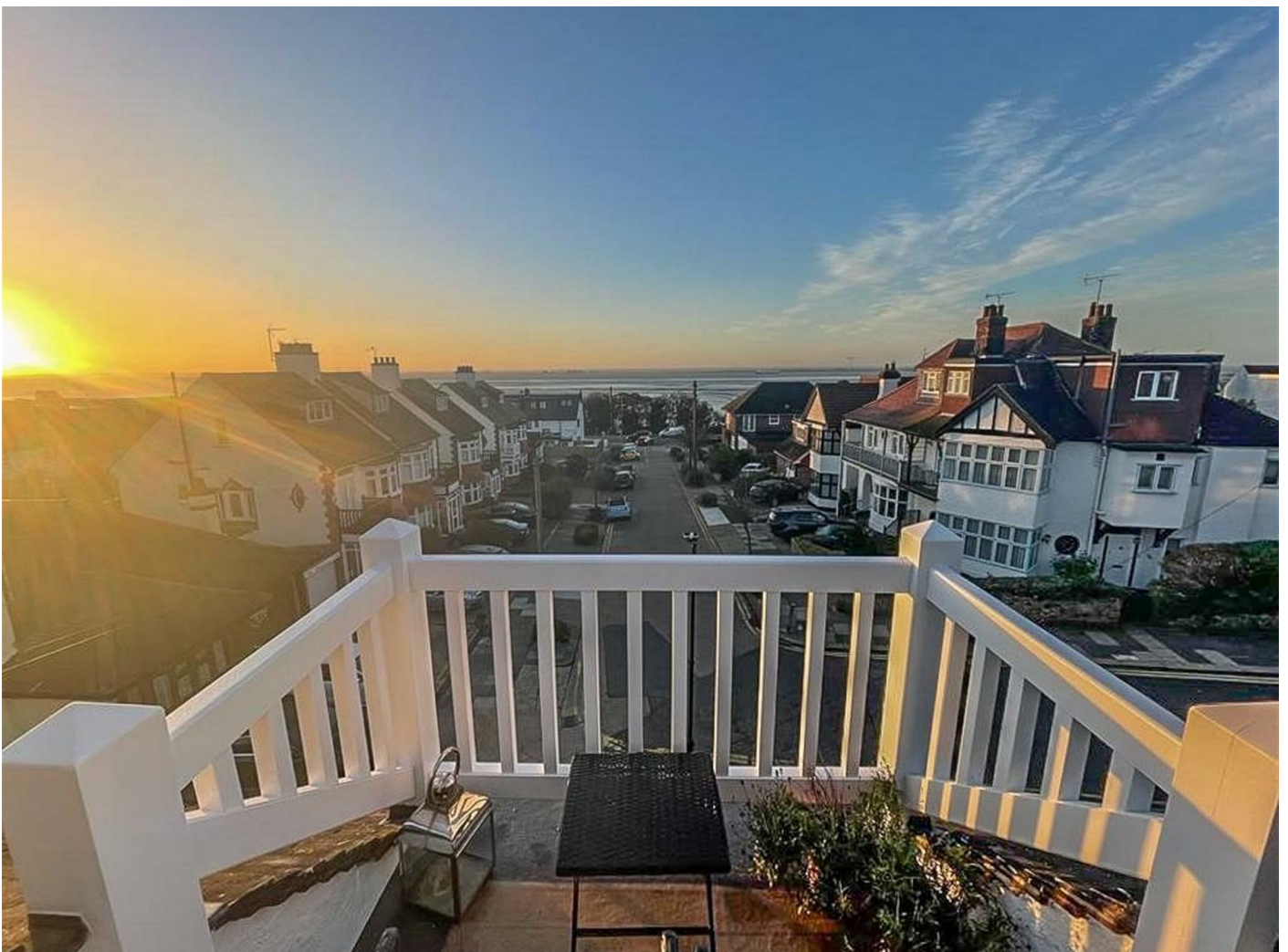
**appointmoor**



## Description

Beautifully presented three double bedroom house, spread over 3 floors and offering superb far reaching Estuary views from two south facing balconies. This elegant property offers period charm with stylish modern comforts. To the ground floor are two good size reception rooms with fitted carpet & wood herringbone floors, bright contemporary kitchen and cloak room with two double bedrooms, three piece bathroom and balcony to the first floor. The top floor offers a third double bedroom complete with ample

storage, en-suite WC and double doors out to a second south facing balcony with stunning views across the Estuary. Externally there is a paved frontage for off street parking, shared side access driveway to garage and well kept mature garden with patio and lawn areas. A fantastic home in a sought after Leigh location, just a short stroll from Chalkwell station, Leigh Broadway and the seafront.







### **Entrance**

Paved frontage for off street parking and steps up to double glazed entrance porch with tiled floor. Front door into hallway with stained glass panel and stained glass window to side.

### **Hallway**

Entrance hallway with wood herringbone floor, radiator, picture rail and stairs to first floor with under stair cupboard.

### **Lounge**

Lounge to front aspect with double glazed bay window, radiator, picture rail and feature fireplace with marble hearth and surround. Glazed leaded windows and glazed double doors through to dining room.

### **Dining Room**

Dining room to rear aspect with wood herringbone floor, radiator, double glazed french doors to rear garden and two skylight windows. Open through to kitchen.

### **Kitchen**

Stylish contemporary kitchen with tiled floor, three double glazed windows to side and rear aspects, skylight window and inset spotlights. A range of base and tall cupboard units with solid wood worksurface, tiled splashbacks and inset sink with mixer tap and drainer. Integrated fridge and freezer and space for washing machine, dishwasher and oven.

### **Cloakroom**

Two piece cloakroom comprising of WC and corner wash hand basin. Tile floor, part tiled walls, radiator and double glazed obscure window to side.

### **First Floor**

Stairs to first floor landing with fitted carpet, picture rail and two decorative stained glass windows to side. Double glazed double doors to south facing balcony with Estuary views.

### **Bedroom 1**

Bedroom to front with double glazed leaded bay window offering Estuary views, fitted carpet, radiator, picture rail and decorative cast iron fireplace.

### **Bedroom 2**

Bedroom to rear aspect with double glazed window, fitted carpet, radiator, picture rail and fitted alcove cupboard.

### **Bathroom**

Fully tiled three piece suite comprising of WC, vanity wash hand basin and panel bath with shower over. Tile floor, double glazed window to side and rear and radiator.

### **Second Floor**

Stairs to second floor with fitted carpet.

### **Bedroom 3**

Top floor bedroom with fitted carpet, fitted shelving, eaves storage cupboards and radiator. Door to ensuite WC with wash hand basin. Double glazed double doors out to south facing balcony offering stunning far reaching views across the Estuary and beyond.

### **Rear Garden**

Well-kept rear garden with three patio areas, lawn and mature shrubbery. Door to garage.

### **Garage & Parking**

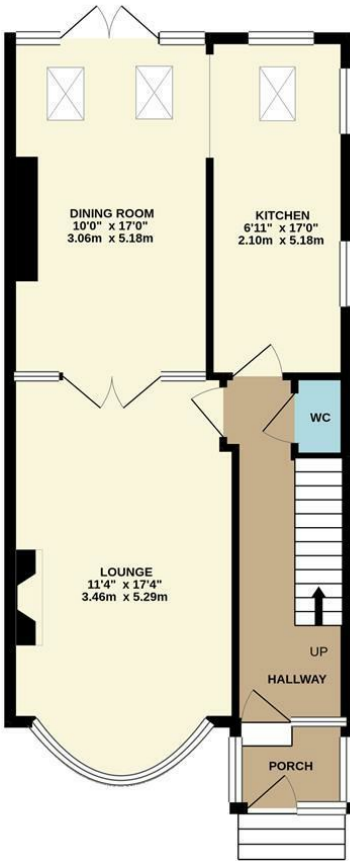
Paved frontage for off street parking. Side access driveway to rear garage which has power and door through to rear garden.



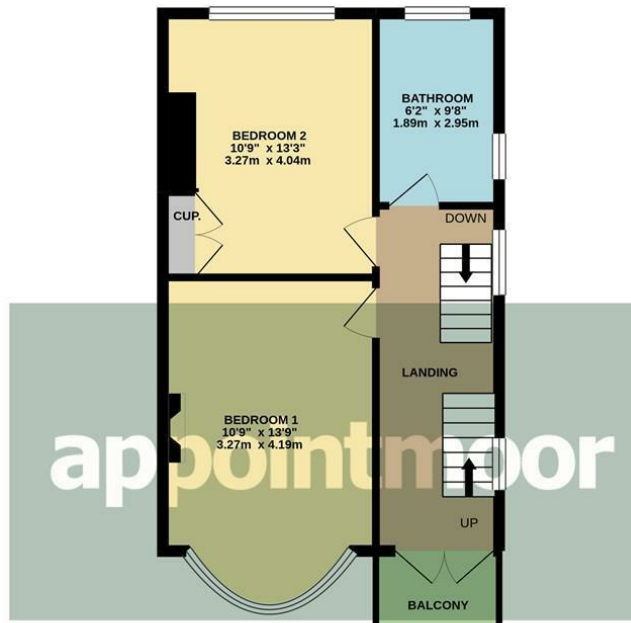




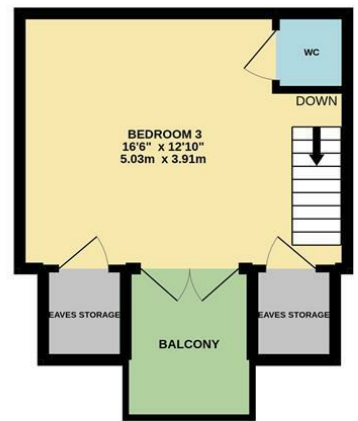
GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.  
**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

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