



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**84 Lansdowne Avenue, Leigh-On-Sea, Essex, SS9 1LL**

**Price Guide £500,000 Freehold**

In need of some modernisation a character built 1915 semi detached chalet situated within walking distance of Leigh Broadway and Chalkwell station. Offering spacious accommodation to the ground floor is a lounge which is open plan to the kitchen and dining room, plus a conservatory and bathroom/shower room. To the first floor are 4 bedrooms and a bathroom with separate shower cubicle. Externally is a well maintained garden with two block paved patio's.

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### Accommodation

Side entrance with Wooden door with lead light obscure glazed inset with window to side, leading to:-

### Entrance Hall

Stairs to first floor, 2 under stairs storage cupboards, Radiator, doors to:-

### Lounge 17'2 x13'9 (5.23m x4.19m)



Lead light Bay window to front, feature fireplace with gas coal effect fire, 2 radiators. open doorway to dining room, serving hatch and open doorway to kitchen/Diner



### kitchen/Diner 16'1 x 13'8 (4.90m x 4.17m)



Fitted with a range of medium Oak base and wall cupboards, ample work surfaces with inset one and an half bowl stainless steel sink unit. Inset Neff gas hob with canopy over. Built under stainless steel oven/grill. Space and plumbing for dishwasher. Feature open fireplace with wooden mantle and calor gas wood burner effect fire. (the vendor advises this is a working chimney) Beamed ceiling, Lead light window to rear. Open to Dining room and Lounge. Door to:-



### Utility Room 10'8 x 4'6 (3.25m x 1.37m)

Window to side, tiled floor, worktop with butler sink. Wall

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mounted gas central heating boiler (approx 4 years old and under a service contract) door to kitchen.

**Dining Room (present being used as a bedroom 15'8 x 13'8 (4.78m x 4.17m)**



Lead light windows with glazed lead light glazed door to rear leading onto the conservatory, Open fireplace with brick hearth, door to garage and open to Lounge and kitchen.

**Bathroom/shower room 10'10 x 10'9 (3.30m x 3.28m)**



Spacious double aspect room with lead light windows to front and side, inset roll top bath with tiled surround, corner shower cubicle with rain head shower and hand held shower. pedestal wash hand basin, close coupled W.C fully tiled walls and floor. Chrome heated towel rail/radiator. The vendor has advised that the bathroom has underfloor heating but it is not used.

**Landing**



**Conservatory 12'7 x 11' (3.84m x 3.35m)**



French doors to rear and half glazed door to side, wall light point, tiled floor.

Lead light window to rear, storage cupboard into eaves. Radiator, Doors to:-

**Bedroom One 14' x 12'9 (4.27m x 3.89m)**



Lead light window to front, feature fireplace with tiled inset, Radiator.

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## First floor Bath/Shower room



**Bedroom Two 13'10 x 10'4 (4.22m x 3.15m)**



Panelled bath with mixer tap with shower attachment, Shower cubicle, close coupled w.c, pedestal wash hand basin. Fully tiled walls and floor. Lead light window to rear. Radiator.

## Garden 52' x 40' (15.85m x 12.19m)



Double aspect room with lead light windows to front and side, feature cast iron fireplace. Radiator.

**Bedroom Three 13'10 x 10'4 (4.22m x 3.15m)**



Well maintained garden commencing with a block paved patio with wide block paved pathway to further blocked paved patio area to rear. two lawn areas to either side of pathway. Two garden sheds. Gated access to side. Fully fenced boundaries.



Lead light window to front, storage cupboard Radiator.

**Bedroom Four 12'5 reducing to 6'5 x 8'3 (3.78m reducing to 1.96m x 2.51m)**

L- shaped room with lead light window to rear, Radiator,



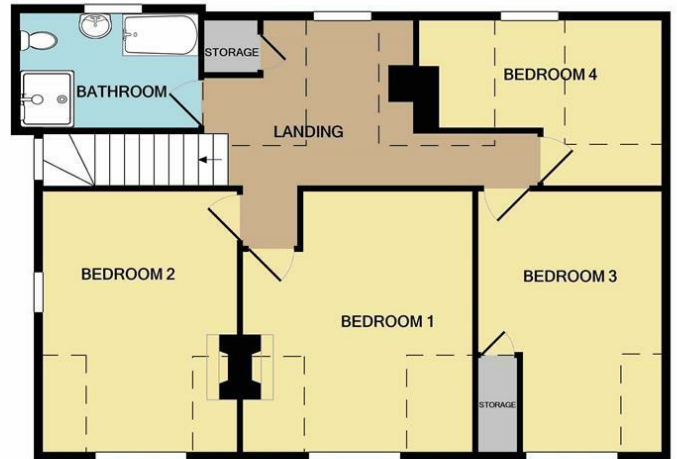
## Front

To the front of the property there is a low wall with a paved area which gives access to the :-





GROUND FLOOR  
APPROX. FLOOR  
AREA 1175 SQ.FT.  
(109.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 822 SQ.FT.  
(76.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1996 SQ.FT. (185.5 SQ.M.)**

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