

SCOTT &
STAPLETON

BEACH AVENUE
Leigh-On-Sea, SS9 1HD
£775,000





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Scott & Stapleton are excited to offer for sale this superb semi detached character property situated in a highly desirable location south of Leigh Road being just a few minutes walk from Chalkwell mainline railway station.

This super property is in excellent condition throughout and benefits from spacious accommodation including 4 good size bedrooms, 2 with balconies, luxury family bathroom, large lounge, ground floor cloakroom, utility & fabulous open plan kitchen/family room extending to

The property also has the added bonuses of a secluded west facing garden plus OFF STREET PARKING to

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The property also has the added bonuses of a secluded west facing garden plus OFF STREET PARKING to the front for at least 3 cars.

Located in a sought after area within walking distance of all amenities including shops, bars, restaurants, schools, parks & Chalkwell beach.

A great opportunity to purchase a substantial family home in one of Leigh's most desirable locations. An early internal inspection is strongly advised.



Accommodation comprises

Original wooden double doors with stained lead light insets, leading to entrance porch.

Entrance porch

Chequered tiled floor. Lead light double doors leading to entrance hall.

Entrance hall

4.1 x 2.1 (13'5" x 6'10")

Lead light windows to front. Stairs to first floor with understairs storage, radiator, picture rail, coved ceiling. Panelled doors to all rooms.

Ground floor cloakroom

1.8 x 1 (5'10" x 3'3")

Obscure UPVC double glazed window to side. Luxury white suite comprising of low level WC & wall mounted wash hand basin. Half wood panelled walls, Amtico style herringbone flooring, coved ceiling with ceiling spotlights.

Lounge

4/7 x 4.7 (13'1"/22'11" x 15'5")

Large UPVC double glazed bay window to front with stained lead light fanlights, feature stained lead light window to side. Brick fireplace with granite hearth & wooden mantle, feature plaster moulded ceiling, radiator, picture rail.

Open plan kitchen/family room

6.6 x 7.3 max (21'7" x 23'11" max)

Fabulous bright room with Crittall style double glazed french doors & windows to rear leading to garden plus 4 large Velux style windows to rear. feature cast iron Victorian fireplace, Amtico style herringbone flooring, 2 cast iron radiators, coved ceiling with ceiling spotlights.

Kitchen area with modern fitted units to base & eye level plus large island unit, integrated appliances including double electric oven, 5 ring gas hob, dishwasher & wine cooler, space for American style fridge/freezer, Quartz worktops with matching upstands & inset one & a quarter bowl sink unit with mixer tap.

Utility room

2.4 x 1.7 (7'10" x 5'6")

Obscure UPVC double glazed window to side. Base level units with spaces for washing machine & tumble dryer. Quartz worktops with

inset ceramic one and quarter bowl sink unit with matching drainer & mixer tap, fitted shelving to wall, Amtico style herringbone flooring.

First floor landing

Loft access, picture rail. Panelled doors to all rooms.

Bedroom 1

4.8 x 4.1 (15'8" x 13'5")

Large UPVC double glazed bay window to front with stained lead light fanlights. Built in wardrobes to alcoves, radiator, coved ceiling with ceiling rose.

Bedroom 2

4.2 x 3.1 (13'9" x 10'2")

UPVC double glazed doors & windows to rear on to balcony. Luxury fitted wardrobes to alcoves, radiator, coved ceiling.

Balcony

West facing balcony with decked floor & wrought iron balustrade.

Bedroom 3

3.7 x 2.9 (12'1" x 9'6")

UPVC double glazed window to rear. Radiator, coved ceiling with ceiling rose.

Bedroom 4

3 x 2.4 (9'10" x 7'10")

UPVC double glazed door to front to balcony. Radiator, picture rail.

Balcony

East facing balcony with wrought iron railings.

Family bathroom

2.3 x 1.8 (7'6" x 5'10")

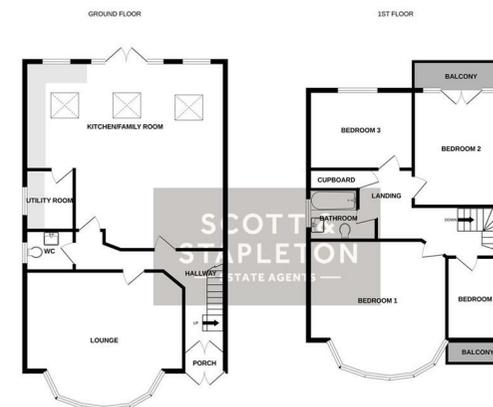
2 UPVC double glazed windows to side. Luxury suite comprising of bath with mixer tap, separate shower over & glass screen, pedestal wash hand basin & high level WC. Part tiled & part wood panelled walls, tiled floor, heated towel rail, coved ceiling with ceiling spotlights.

Rear garden

Delightful, secluded west facing rear garden commencing with full width patio & remainder laid to lawn with mature well stocked borders. Fully fenced, timber shed, outside tap & lighting. Pedestrian access to front.

Front garden

Crazy paved hardstanding providing off street parking for at least 2 cars.



Energy Rating has been calculated in accordance with the requirements of the Energy Performance of Buildings Regulations 2007. The energy rating is based on the energy performance of the building. The energy rating is based on the energy performance of the building. The energy rating is based on the energy performance of the building.

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

Energy Efficiency Rating: 68 (Current), 84 (Potential)
 Environmental Impact (CO₂) Rating: F (Current), D (Potential)