

Lansdowne Avenue, Leigh-on-Sea, SS9 1LL



£425,000

WILLIAMS & DONOVAN - situated in the heart of Leigh-on-Sea, within walking distance of Leigh Road, Leigh Broadway and Chalkwell Park, is this well maintained three bedroom character property. The property benefits from having three double bedrooms; two reception rooms; ground floor cloakroom and a 40' rear garden, and is also within easy reach of the Westcliff High Schools and Chalkwell Hall Schools.

EPC rating - E. Our ref: 12692



Directions: Lansdowne Avenue is a turning off the A13, London Road, opposite Darlinghurst Grove, near to the Westcliff High Schools and Chalkwell Park.

Tel: 01268 755252 www.williamsanddonovan.com



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Accommodation comprises:

Entrance via uPVC composite front door to:

RECEPTION HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION. Coved ceiling. Radiator. Solid wood flooring. Doors to:

LOUNGE 13' 11" x 11' 1" (4.24m x 3.38m)

Double glazed bay window to front aspect. Coved ceiling. Ceiling rose. Feature original cast iron fireplace. Fitted shelving. Radiator. Solid wood flooring.

DINING ROOM 11' 8" x 11' 1" (3.56m x 3.38m)

Sash window to side. Double glazed uPVC door to rear. Feature original cast iron fireplace. Radiator. Solid wood flooring.



LOBBY

Under stairs storage cupboard. Solid wood flooring. Door to:

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side. Two piece suite comprising low level w/c and wall mounted wash hand basin. Tiled splash back. Porcelain tiled floor.

KITCHEN 13' 1" x 10' 0" (3.99m x 3.05m)

Double glazed window to side aspect. Further double glazed window to rear aspect. UPVC double glazed door to rear. Comprehensive range of base and eye level units. Inset stainless steel sink drainer with mixer tap. Inset gas hob with extractor over and built in electric oven under. Integrated washing machine and dishwasher. Space for fridge/freezer. Cupboard housing boiler. Part tiled walls. Porcelain tiled floor.



FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE 14' 9" x 11' 0" (4.5m x 3.35m)

Double glazed window to front. Coved ceiling. Feature original cast iron fireplace. Radiator.



BEDROOM TWO 11' 1" x 9' 3" (3.38m x 2.82m)

Double glazed window to rear. Feature original cast iron fireplace. Radiator.



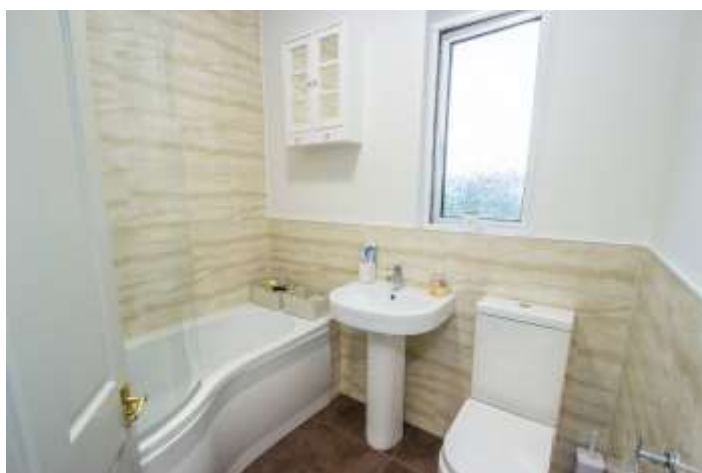
BEDROOM THREE 10' 8" x 8' 10" (3.25m x 2.69m)

Double glazed window to rear. Radiator.



BATHROOM

Obscure double glazed window to side. Modern three piece suite comprising low level w/c, pedestal mounted wash hand basin with chrome mixer tap and panelled bath with shower over. Heated towel rail. Part tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a slate chip area and pathway to front door. Gated side access.

As previously mentioned, the **REAR GARDEN** measures approx. 40' and comprises a patio area, lawn, mature shrubs and gated side access.



GROUND FLOOR



1ST FLOOR

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