

## 81 St. James Avenue, Thorpe Bay, SS1 3LL

An excellent opportunity to acquire this five bedroom detached chalet bungalow, offering versatile accommodation and located close to Thorpe Bay Broadway shops, mainline railway station and seafront. The property has a garden of westerly aspect, in and out driveway and garage. The property must be viewed to appreciate the size of accommodation on offer.



**£725,000 Freehold**

**LARGE LOUNGE**

**MODERN FITTED KITCHEN/BREAKFAST ROOM  
WITH APPLIANCES**

**GROUND FLOOR MASTER BEDROOM WITH  
EN-SUITE**

**STUDY**

**THREE FIRST FLOOR BEDROOMS**

**CONSERVATORY**

**UTILITY ROOM**

**GROUND FLOOR SECOND BEDROOM**

**GROUND FLOOR BATHROOM/W.C**

**FIRST FLOOR BATHROOM/W.C WITH SHOWER  
CUBICLE**

Ref: 6725

## ACCOMMODATION COMPRISES;

Half glazed UPVC entrance door with matching sidelights leading to porch. Multi-pane door leading to:

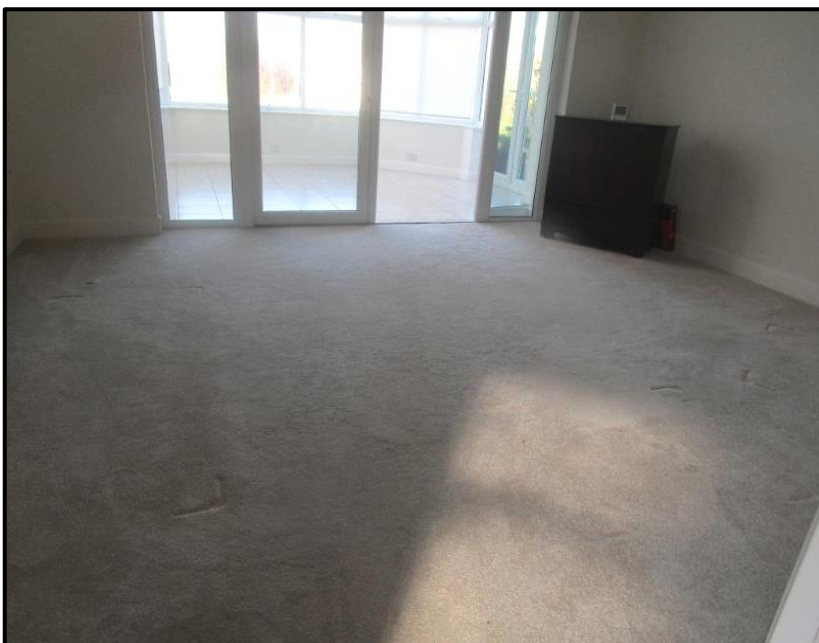
### ENTRANCE HALL

Parquet flooring. Return staircase to first floor. Built-in storage cupboards.



### LOUNGE 15' 4" x 14' 0" (4.67m x 4.26m)

UPVC French doors with matching sidelights leading to conservatory. Radiator. Coved ceiling. Two wall lights.



### CONSERVATORY 15' 0" x 12' 0" (4.57m x 3.65m)

Tiled floor. Radiator. UPVC double glazed with French doors overlooking and leading to the rear garden.





**MODERN FITTED KITCHEN/BREAKFAST ROOM 25' 0" MAXIMUM x 12' 3" (7.61m x 3.73m)**

Fitted with white high gloss units to both eye and base level and comprising of a one and a half bowl single drainer sink unit with mixer taps. Marble effect roll top work surface with integrated dishwasher. Range master cooker with stainless steel extractor over. Matching central island with breakfast bar. French doors overlooking and leading to the rear garden. Two skylight windows. Radiator. UPVC window overlooking rear garden.



**UTILITY ROOM**

Fitted with a range of white high gloss units to both eye and base level and comprising of a single drainer sink unit with mixer taps. Marble effect worktops. Plumbing and space for washing machine. Tiled floor. UPVC door leading to front elevation.



### STUDY

Leadlight double glazed window to side elevation. Parquet flooring. Double built-in storage cupboard. Radiator. Coved ceiling.



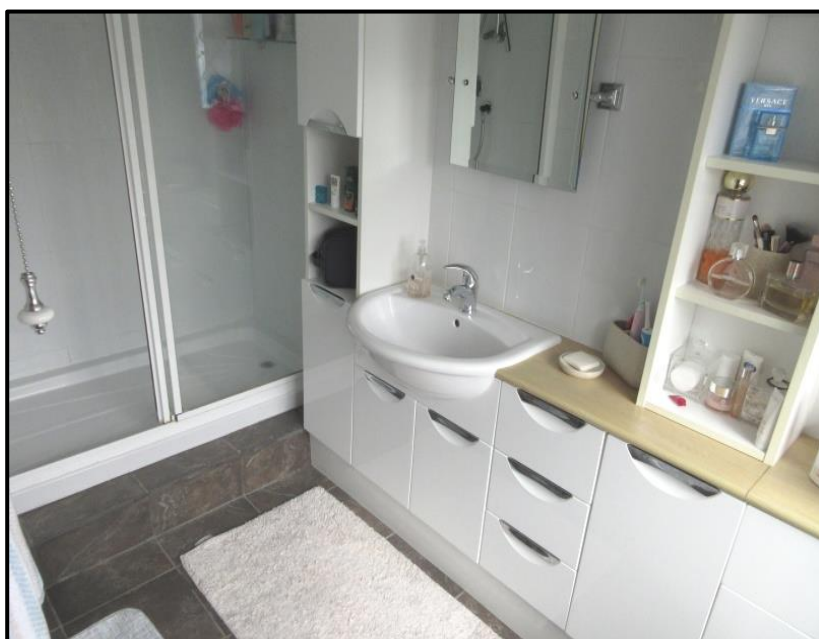
### BEDROOM ONE 16' 0" x 11' 0" (4.87m x 3.35m)

Bay window to front elevation. Range of built-in wardrobes. Radiator. Coved ceiling. Door to:



### EN-SUITE SHOWER ROOM.W.C

Large shower cubicle. Vanity unit with wash hand basin with storage cupboards beneath and above. Double glazed window to front elevation. Tiled floors and walls. Coved ceiling.





**BEDROOM TWO** 18' 0" MAXIMUM x 11' 0"  
(5.48m x 3.35m)

Double glazed bay window to front elevation.  
Two double glazed windows to side. Radiator.  
Parquet flooring.



**BATHROOM/W.C**

White suite comprising panelled bath with  
shower attachment and mixer tap. Pedestal  
wash hand basin. Bidet. Low-level w.c. Tiled  
walls. Radiator. Two double glazed windows  
to side elevation.



**FIRST FLOOR LANDING**

Spindle balustrade. Double glazed window to  
side elevation. Built-in storage cupboards.



**BEDROOM THREE** 15' 4" x 12' 5" (4.67m x 3.78m)

Double glazed leadlight window to front elevation. Skylight window to side elevation. Radiator. Two eaves storage cupboards.



**BEDROOM FOUR** 13' 6" x 12' 6" (4.11m x 3.81m)

Skylight window to side elevation. Double glazed leadlight window to rear elevation. Eaves storage cupboard. Radiator.



**BEDROOM FIVE** 10' 0" x 6' 2" (3.05m x 1.88m)

Two skylight windows to side elevation. Vinyl flooring. Radiator.





## **BATHROOM/W.C**

Comprising panelled bath with mixer taps and shower attachment. Pedestal wash hand basin. Low-level w.c. Separate shower cubicle with wet panels and independent shower. Tiled floor. Radiator. Double glazed window to side elevation.

## **OUTSIDE**

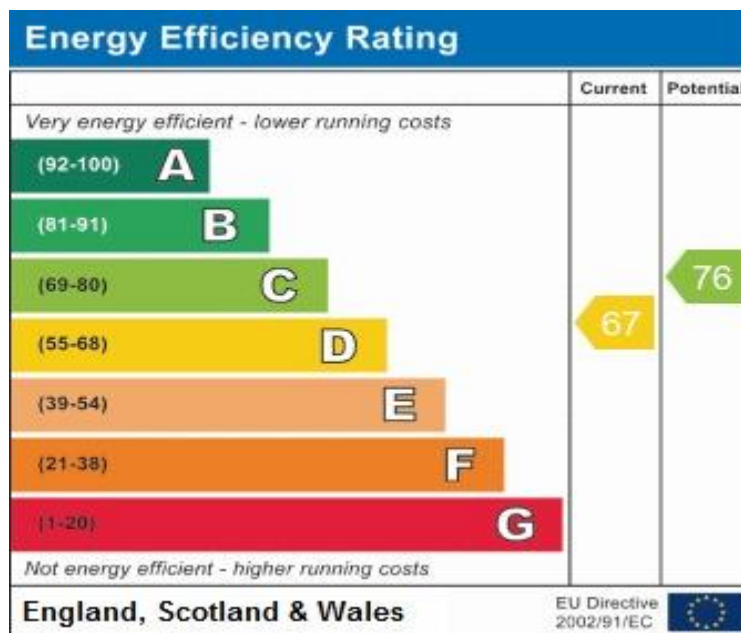
### **Rear Garden**

The property has an established rear garden of westerly aspect and commences with a crazy paved patio. The remainder of the garden has been neatly laid to lawn with an abundance of shrubs and flower borders.

### **Front garden**

Crazy paved in and out driveway providing off-road parking. Garage with up and over door.





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