



77 Marine Parade, Leigh-on-Sea, Essex, SS9 2NB

£1,000,000 Guide Price



This impressive DETACHED CHARACTER property sits on a PRIME CORNER PLOT on one of the MOST SOUGHT AFTER LOCATIONS in Leigh on Sea, with commanding VIEWS OVER THE ESTUARY, Belton Hills and towards Two Tree Island. The Broadway with its array of fashionable cafes, restaurants, boutiques and independent shops is within a short walking distance, while Leigh Station is within a few minute's walk making this a perfect family home for commuting.

The property has lots of original features and views are enjoyed from all 4 current bedrooms. There is also a staircase to a large loft area with tremendous scope, which could be converted into a further bedroom suite (subject to building regulations).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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FRONTAGE Commencing with an attractive wall to the front boundary of the garden, with mature shrubs, trees and flower bed borders. A flag pole stands proudly on the corner of this prime corner location. Views from the front aspect of the property look across Belton Hills Nature Reserve and the Estuary.

RECEPTION HALL 21' 2" x 10' 7" (6.45m x 3.23m) A resplendent Oak panelled entrance hall with Oak flooring, beams, column radiator, cloaks cupboard, an imposing dog leg style staircase leads to a large first floor galleried landing. Doors leading to:

GROUND FLOOR SHOWER ROOM Wash hand basin, low level WC, separate shower cubicle, column radiator, tiled flooring.

STUDY 10' 7" x 6' 8" (3.23m x 2.03m) Stained glass window to side aspect, feature fireplace, column radiator, oak flooring, power points.

LOUNGE 15' 10" x 15' 10" (4.83m x 4.83m) A well-proportioned squared room with stained glass windows to front aspect with views over Marine Parade and the estuary, feature fireplace, column radiator, TV aerial point, power points, exposed beams.

DINING ROOM 14' 9" x 13' 4" (4.5m x 4.06m) Spacious formal dining room with stained glass windows to front aspect with views over Marine Parade and the estuary, feature brick fireplace, lead light style oak cabinets, column radiator, exposed beams, power points.

KITCHEN/BREAKFAST ROOM 21' 8" x 13' 3" max (6.6m x 4.04m) Window to side aspect, French style doors leading to rear garden. The kitchen provides a range of base and eye level units with granite worktops, breakfast bar, integrated fridge, oven and hob with extractor over, 1 1/2 bowl inset sink, column radiator, power points, tiled flooring.

UTILITY ROOM Plumbing for washing machine, tiled flooring, power points.

GARAGE 18' 8" x 8' 5" (5.69m x 2.57m) Double doors leading to rear aspect, quarry tiled flooring, single door leading to boiler room area with gas central heating boiler (untested) and water tank.

FIRST FLOOR GALLERIED LANDING 18' 5" x 10' 8" (5.61m x 3.25m) A fabulous galleried landing with large stained glass windows to the side aspect, exposed beams, storage cupboard. Doors leading to:

MASTER BEDROOM 15' 9" x 12' 6" (4.8m x 3.81m) Window to front aspect, fitted wardrobes, radiator, power points, door leading to:

ENCLOSED BALCONY 18' 0" (5.49m with stunning views over the estuary including Belton Hills Nature Reserve and Two Tree Island.

BEDROOM TWO 13' 4" x 12' 6" (4.06m x 3.81m) Window to side aspect with views over the estuary, radiator, built in wardrobes, power points, exposed floorboards.

BEDROOM THREE 13' 6" x 9' 10" (4.11m x 3m) Window to side aspect with views over the estuary, built in wardrobes, power points.

BEDROOM FOUR 10' 7" x 9' 7" (3.23m x 2.92m) Window to side aspect with views over the estuary, radiator, power points.

BATHROOM 9' 8" x 8' 4" (2.95m x 2.54m) Contemporary bathroom suite providing bath with shower over and body shower, wall mounted wash hand basin, low level WC, tiled walls, column radiator, downlights.

LOFT ROOM Staircase leading from first floor galleried landing leads to the large loft area which could be converted into a fantastic Master Bedroom Suite (subject to planning).

REAR GARDEN Attractive walled garden commencing with a patio area, sliding gates leading from street to a double carport and garage.