



83 Grand Parade

# 83 Grand Parade Leigh on Sea Essex SS9 1DR

Guide Price £1,000,000 - £1,200,000. Home Estate Agents are privileged with instructions to offer for sale this very special three storey Marine residence extending to approximately 3200 sq ft and enjoying a prime elevated position with an array of balconies encompassing a fabulous vista over the estuary. The stunning interior has been restored to an extremely high standard and internal viewing is essential to appreciate the property fully.

The accommodation which is well proportioned comprises: a wonderful reception hall, cloakroom/w.c, ground floor lounge, formal dining room and a spectacular kitchen/orangery measuring 30' x 20' max with an extensive range of high quality units, integrated appliances & marble work surfaces. The orangery provides access to a spa room with a six person sunken jacuzzi spa and built-in aqua tv.

The first floor incorporates three bedrooms, the master bedroom enjoying a luxury ensuite bathroom and the guest suite benefitting from a 'Jack & Jill' shower room. There is also a super first floor lounge measuring 17' x 16' with French doors to the front leading to the balcony. The top floor accommodation is versatile in its design incorporating three bedrooms, a shower room & French doors leading to the south facing balconies/terrace which at this height maximise on the far reaching estuary views.



The property further benefits from gas radiator central heating, UPVC double glazing which is in keeping with the style of architecture, integral lower ground floor garage/office and a low maintenance design rear garden ideal for entertaining.

Located directly opposite the estuary in this very prestigious parade within easy walking distance of Chalkwell Station and a short stroll from the fashionable Leigh Broadway with its wide array of cafés, restaurants & boutiques. Viewing highly recommended.

## Accommodation Comprises:

### Entrance Hall Lobby

Double hardwood entrance doors with lead light and coloured glass panels, two radiators with covers, stairs rising to first floor with storage cupboard under and tiled flooring.

### Cloakroom

Rectangular wash hand basin with mixer tap over, wall mounted WC and chrome radiator/towel rail.

### Lounge 20' x 16'

Double glazed French doors and windows forming a box bay style area to front with access to balcony/terrace, feature fireplace, two radiators with covers and polished timber flooring.

### Formal Dining Room 16' x 13'9"

Polished timber flooring, radiator with cover and double internal French doors leading to orangery.

### Kitchen/Orangery 30' x 23' Max

Double glazed French doors and windows to rear, wall and base



### First Floor Landing

Split level landing leading to guest bedroom and Jack and Jill shower room, further open landing to master bedroom, study and first floor lounge, radiator with cover and carpet.

### Guest Bedroom 11'3" x 11'3"

Double glazed windows to both sides, double glazed windows to rear, radiator with cover, polished timber flooring and personal door to shower room.

### Jack & Jill Shower Room 8'3" x 6'9"

Obscure double glazed windows to side, curved style shower cubicle, wash hand basin with mixer taps, close coupled WC all set into unit with cupboards under, slate style tiled flooring, tiled to walls, towel rail/radiator and built in cupboard.

### Master Bedroom 16'5" x 15'5"

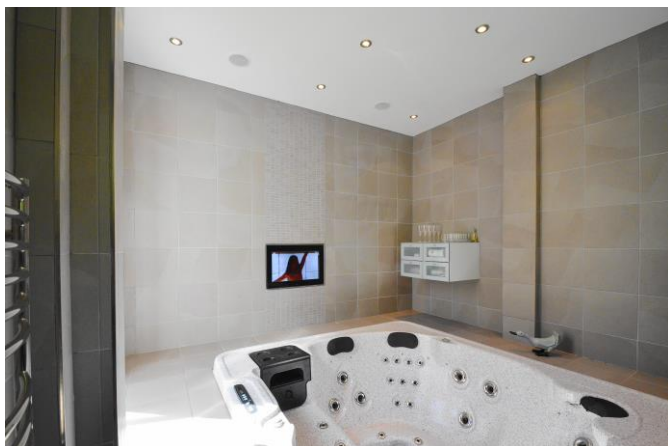
Double glazed windows to rear, radiator with cover, feature fireplace, timber flooring and archway to en suite.

### En-Suite Bathroom

Obscure double glazed window to side, free standing double ended bath with central built in mixer spout and taps, decorative circular wash hand basin with built in mixer spout and taps, close coupled WC, curved designed shower area with wet room style and built in over head and hand held shower, chrome towel rail/radiator and inset lighting to floor.

### First Floor Lounge 17' x 16'

Double glazed windows and French doors to front, leading to balcony/terrace, feature fireplace with log burner, radiator and polished timber flooring.



level cupboards and drawers with marble work surfaces, breakfast bar island incorporating sink and etched drainer, gas range cooker with marble splash back and canopy style extractor hood over, integrated Miele tumble dryer, integrated drinks chiller cabinet, integrated AEG dishwasher and washing machine, built in Zanussi microwave/oven and coffee machine, space for American style fridge/freezer, tiled floor, marble upstand and three radiators with covers.

### Spa 11'6" x 11'

A beautiful fully self contained spa room with sunken hot tub to fully tiled floor, matching tiling to full wall height, inset waterproof television, inset speakers to ceiling, downlighters, chrome heated towel rail, double glazed bi-fold windows overlooking the rear garden.

### Bedroom/Study 14' x 7'

Double glazed windows to front, double glazed door to side and leading to balcony/terrace, radiator with cover.

### Second Floor Landing

Carpet and door to eaves storage area.

### Bedroom 14' x 10'

Double glazed window to side, double glazed French doors to balcony/terrace, range of built in bedroom furniture, radiator with cover and laminate wooden flooring.

### Snug Lounge/Bedroom 11'6" x 7'9"

Double glazed windows to rear, radiator with cover, built in storage cupboard and laminated wooden flooring.

### Shower Room

Obscure double glazed window to rear, double width shower cubicle with sliding style door and built in shower, tiled floor, his and hers wash hand basin with mixer taps over inset into units with cupboards and storage under, chrome towel/radiator and cupboard housing boiler.

### Bedroom 17'2" Max x 11'9"

Double glazed French doors to front leading to balcony/terrace, range of built in bedroom furniture, radiator with cover and laminated wooden flooring.

### Garage/Office 20'6" x 8'11"

The room has been completely tanked, tiled floor, range of built in units comprising tall standing cupboards, base units and wall units along with single drainer stainless steel sink with mixer tap, desk, boxed and gridded radiator, lighting, numerous power points, approached via double doors with opaque stained glass lead light panels.

### Exterior

#### Rear Garden

Low maintenance in design and offers tranquil and private space to relax.

#### Front Garden

Paved with steps up to main entrance and off street parking for two cars in front of garage.







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Guide Price: £1,000,000 Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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