



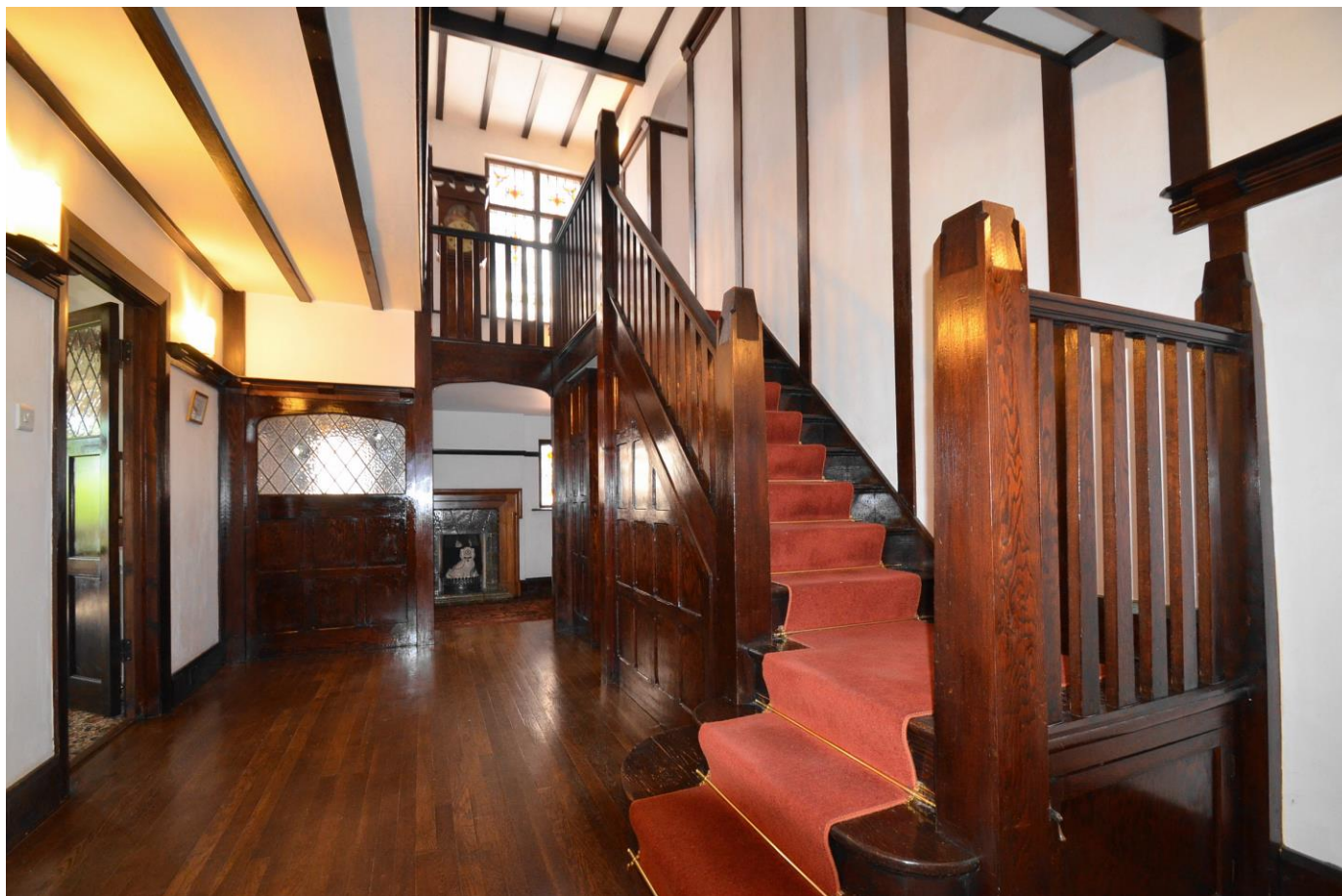
77 Marine Parade

# 77 Marine Parade Leigh on Sea Essex SS9 2NL

Home Estate Agents are privileged with instructions to offer for sale this distinctive detached Marine residence commanding a prime corner plot on Marine Parade with wonderful views over the estuary encompassing 'Two Tree Island'.

The property has an immense amount of character incorporating many original features and comprises: a magnificent reception hall measuring 21'2" x 10'7" study, cloakroom/wc, south facing lounge and separate dining room with views over the estuary, kitchen/breakfast room, store room/garage and utility. The first floor accommodation is approached from a wonderful galleried landing which provides access to four bedrooms, three of which enjoy views over the estuary with the master bedroom incorporating an internal balcony capitalising on these views There is also a contemporary bathroom on this floor. A staircase rises to a huge loft area with tremendous scope to convert into further bedroom accommodation, if required.

Approached from an attractive walled front garden with a walled patio garden to the rear and with the added advantage of a substantial car port providing off road parking for two



vehicles.

Marine Parade is one of the areas most sought after locations falling within catchment of the well regarded West Leigh school and within convenient walking distance of Leigh station, therefore ideal for the city commuter. The fashionable Broadway with its wide array of restaurants, cafes and boutiques is also conveniently close by. Viewing highly recommended.

### Accommodation Comprises:

**Entrance**  
Canopy with light.

### Reception Hall 21'2" x 10'7"

A magnificent reception hall with Oak panelling, beams, oak flooring, column radiator, a wonderful dog leg staircase rises to a large galleried landing, built in cloaks cupboard and larder.

### Cloakroom/WC

Wash hand basin, wc, column radiator, tiled floor.

### Study 10'7" x 6'8"

Approached from the reception hall with fireplace, stained glass window to side, column radiator, continuation of oak flooring



**Lounge** 15'10" x 15'10"

A spacious well proportioned room with Minster fireplace, column radiator, tv aerial point, exposed beams, stained glass windows to front with views over Marine Parade and the estuary.

**Dining Room** 14'9 Into Bay x 13'4"

Spacious formal dining room with stained glass window overlooking Marine Parade and the estuary, feature brick fireplace, leaded light oak china cabinets, column radiator, exposed beams.

**Kitchen/Breakfast Room** 21'8" x 13'3" Max

Range of base and eye level storage cupboards, granite worktops, breakfast bar, integrated refrigerator, oven, hob and



extractor, one and a half bowl inset sink, window to side, tiled floor, column radiator, French doors leading to rear garden.

**Inner Utility Area**

Tiled floor, plumbing for washing machine.

**Rear Store Room/Garage** 18'8" x 8'5"

Double doors to rear, quarry tiled floor, through to:

**Boiler Room**

Gas central heating boiler and water tank.

**First Floor Landing** 18'5" x 10'8"

A wonderful galleried landing with large stained glass windows to the west elevation, exposed beams, inner landing with built in cupboard.

**Bedroom One** 15'9" x 12'6"

Fitted wardrobes, radiator, window to front, door to:

**Internal Balcony** 18'

Internal balcony with a stunning view over the estuary incorporating 'Two Tree Island'.

**Bedroom Two** 13'4" x 12'6"

Natural exposed floorboards, radiator, window to south elevation with fabulous views over the estuary and 'Two Tree Island'.

### Bedroom Three 13'6" x 9'10"

Radiator, windows to rear, window to side with views over the estuary, built in wardrobes.

### Bedroom Four 10'7" x 9'7"

Radiator, window to side with views over the estuary

### Bathroom 9'8" x 8'4" Max

Contemporary bathroom with bath with shower over and body shower, wall mounted wash hand basin, wc, tiling to walls, column radiator, downlights.

### Loft Room

Staircase from the first floor galleried landing leads to the huge loft area which could be converted into a fabulous master bedroom suite if required.

### Exterior

#### Rear Garden

The property has a delightful walled rear garden laid to patio, gates leading to store/garage and gated access to:

#### Car Port

Carefully designed car port to the rear with off road parking for two vehicles.

#### Front Garden

Commanding a prime corner plot the property is approached from a walled front garden.







Guide Price: £1,100,000 Freehold

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