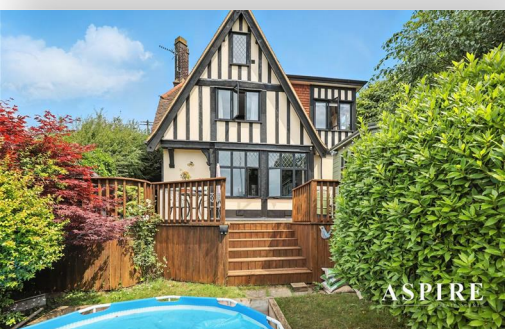


*To arrange a viewing contact us
today on 01268 777400*



Billet Lane, Leigh-On-Sea Guide price £925,000

Aspire are delighted to present this unique 3-bedroom detached cottage on the highly desirable Billet Lane, Leigh-on-Sea. Built in 1926, this character-filled home offers stunning sea views, exceptional privacy, and its own exclusive postcode.

Inside, you'll find a wealth of period charm – including a solid oak front door, oak staircase, exposed beams, and a beautiful feature fireplace. The layout blends traditional warmth with modern comfort.

The highlight is the south-facing, three-tier garden, offering panoramic estuary views and featuring a beautiful Mulberry Tree, perfect for relaxing or entertaining.

Ideally located close to Leigh Broadway, Old Leigh, and Leigh station, this home offers coastal tranquillity with excellent amenities and transport links nearby. GUIDE PRICE £925,000 to £950,000

Entrance Hall

Step into an inviting entrance hall adorned with beautiful solid oak flooring, a double-glazed side window complete with stylish shutters, and an elegant oak staircase leading to the first-floor landing. The space also benefits from practical understairs storage, sleek spotlights, and a radiator for year-round comfort.

Study

The study boasts solid oak flooring, a charming stained glass single-glazed rear window with secondary glazing, and exposed oak ceiling beams that add character and warmth. Two useful storage cupboards—one housing the WiFi and ethernet hubs—offer practical functionality. Finished with wall lights, spotlights, and a radiator, this room is ideal for working from home in style.

Lounge – 7.87m x 5.21m (25'10" x 17'1")

A spacious and light-filled lounge featuring solid oak flooring and multiple windows, including double-glazed windows to the front and side, and single-glazed French doors—all dressed with shutters and offering breathtaking sea views. A stunning Inglenook fireplace with a wooden surround and tiled hearth serves as a central feature, while oak ceiling beams, spotlights, wall lights, and four radiators complete the space with both style and comfort.

Kitchen/Diner – 5.41m x 4.34m (17'9" x 14'3")

This well-appointed kitchen/diner showcases a combination of solid oak and tiled flooring, Critall-style single-glazed windows, and wooden doors leading out to the garden. The room is fitted with a range of wall and base units, stone-effect work surfaces, and ample storage, including two built-in cupboards. Appliances include an electric Esse cooker, integrated microwave, dishwasher, and space for an American-style fridge-freezer. With spotlights, extractor fan, and space for a dining table, it's a perfect blend of character and functionality.

Downstairs Cloakroom – 2.31m x 0.94m (7'7" x 3'1")

Stylishly finished with wood-effect laminate flooring and a decorative stained glass internal window, the cloakroom includes a wash hand basin with tiled splashback, WC, extractor fan, spotlights, and radiator.

First Floor Landing

Carpeted and full of charm, the landing features oak ceiling beams, a leaded single-glazed rear window, ceiling light, and bespoke loft access via a custom ladder. A large storage cupboard conveniently houses the washing machine and tumble dryer.

Bedroom One – 4.39m x 3.33m (14'5" x 10'11")

This tranquil main bedroom enjoys solid wood flooring, a double-glazed front window framing stunning sea views, and a charming single-glazed leaded window to the side. Additional features include beamed walls, picture rail, two built-in storage cupboards, a ceiling light, and radiator.

En-Suite – 1.96m x 1.07m (6'5" x 3'6")

Contemporary en-suite with stone-effect tiled flooring and underfloor heating, tiled shower cubicle, WC, vanity unit with wash basin, spotlights, extractor fan, and heated towel rail.

Bedroom Two – 3.53m x 2.92m (11'7" x 9'7")

A light and airy room with solid wood flooring, double-glazed windows to the front and side offering more of those incredible sea views, beamed walls, picture rail, and a radiator.

Bedroom Three – 4.37m x 3.51m (14'4" x 11'6")

Spacious and full of charm, this bedroom offers solid wood flooring, secondary-glazed side window and a beautiful bay window to the rear. Additional features include a picture rail, three built-in storage cupboards, and a radiator.

Family Bathroom – 3.38m x 2.06m (11'1" x 6'9")

A stylish bathroom featuring wood-effect laminate flooring, part tiled walls, and two secondary-glazed side windows. Enjoy a freestanding clawfoot bath with floor-mounted taps, separate tiled shower cubicle, vanity unit with basin and mixer taps, WC, spotlights, and a heated towel rail.

Exterior

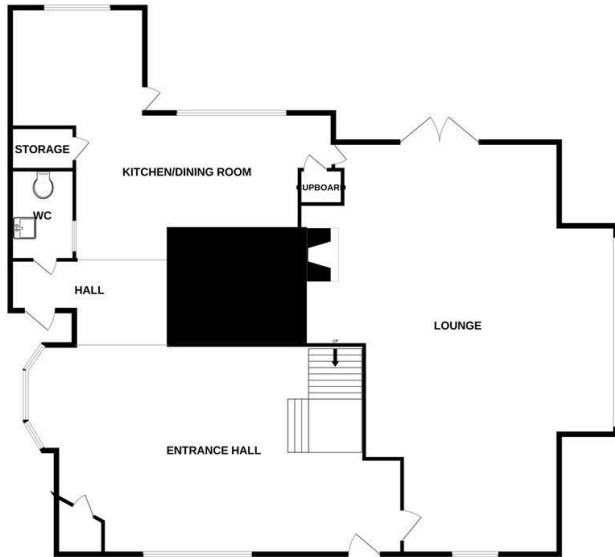
Rear Garden

A picturesque three-tiered garden with stunning sea views, including a raised decking area with under-storage, a generous lawn, mature mulberry tree, and a garden shed.

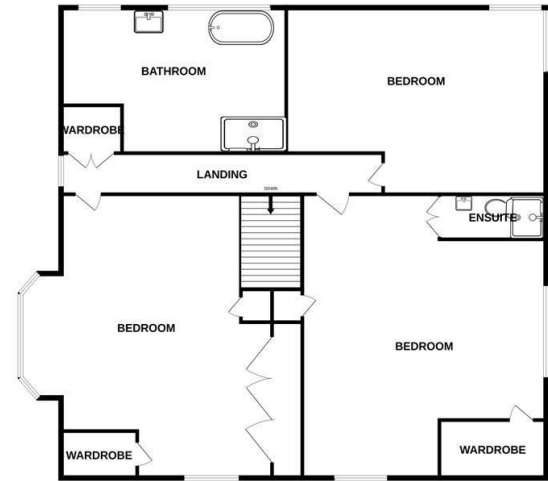
Parking

The current owners have advised that they own a nearby garage, which may be available by separate negotiation.

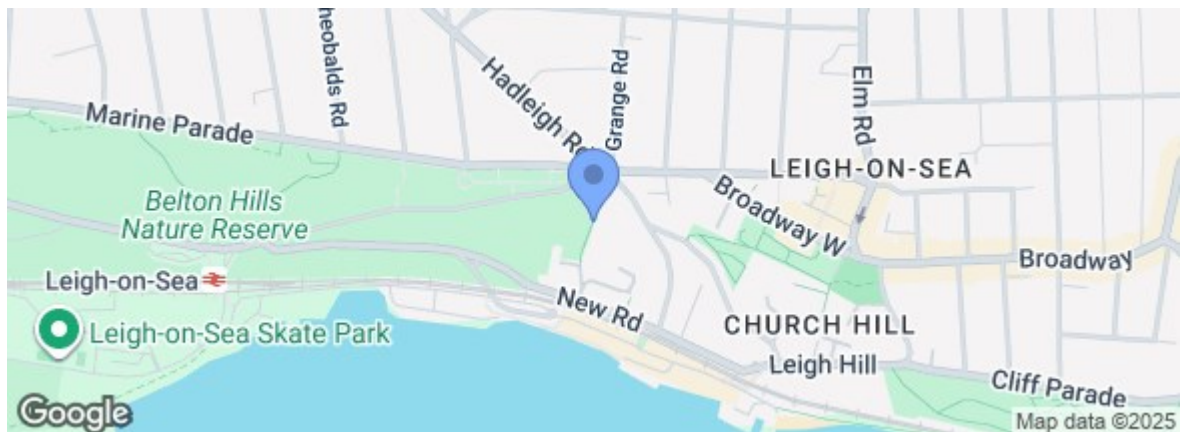
GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.