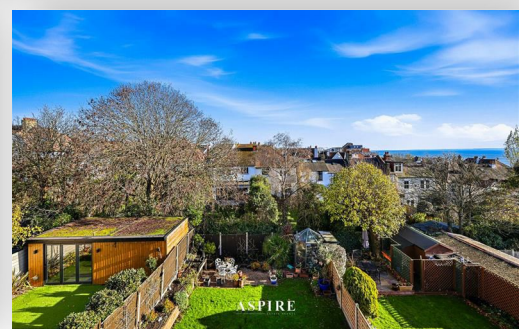


*To arrange a viewing contact us  
today on 01268 777400*



## Leigh Cliff Road, Leigh-On-Sea £1,200,000

Aspire Estate Agents are delighted to present this outstanding five/six-bedroom detached residence, ideally situated on the highly sought-after Leigh Cliff Road in Leigh-on-Sea. Brimming with character, generous space, and contemporary style, this exceptional home perfectly combines relaxed coastal living with vibrant local amenities. The property boasts a stunning master bedroom and ensuite and boasts the finest in sea views. There is also annexe potential to the ground floor, subject to planning permission. Additional features include off-street parking for multiple vehicles and a beautifully landscaped rear garden, ideal for soaking up the sunshine or hosting summer barbecues. Just a short stroll from Leigh Broadway, the beach, and Chalkwell train station, this remarkable home presents a superb opportunity for families or anyone seeking the very best of the Leigh-on-Sea coastal lifestyle.

**Kitchen area**

14'0" x 13'8" (4.27m x 4.19m)

**Lounge**

17'8" x 16'9" (5.41m x 5.11m)

**Reception Room/Ground floor bedroom six**

16'4" x 11'1" (5.00m x 3.40m)

**Breakfast area**

20'8" x 7'6" (6.30m x 2.31m)

**Utility Room**

7'10" x 5'1" (2.39m x 1.55m)

**Downstairs WC**

6'11" x 3'2" (2.11m x 0.99m)

**Bedroom Two (First floor.)**

16'4" x 11'1" (5.00m x 3.40m)

**En-suite**

11'1" x 3'6" (3.40m x 1.09m)

**Bedroom Three**

15'5" x 9'8" (4.72m x 2.95m)

**Bedroom Four**

14'4" x 10'0" (4.39m x 3.07m)

**Bedroom Five**

16'9" x 8'7" (5.11m x 2.64m)

**Family Bathroom**

9'1" x 9'1" (2.79m x 2.79m)

**Master Bedroom One (Second Floor)**

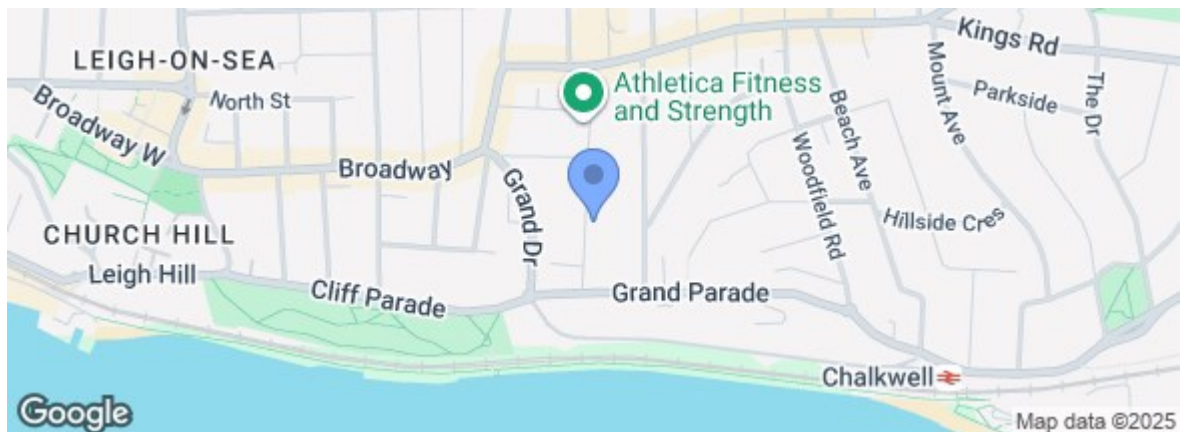
36'8" x 16'4" (11.18m x 4.98m)

**Ensuite to Master Bedroom**

13'8" x 9'6" (4.17m x 2.92m)



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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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