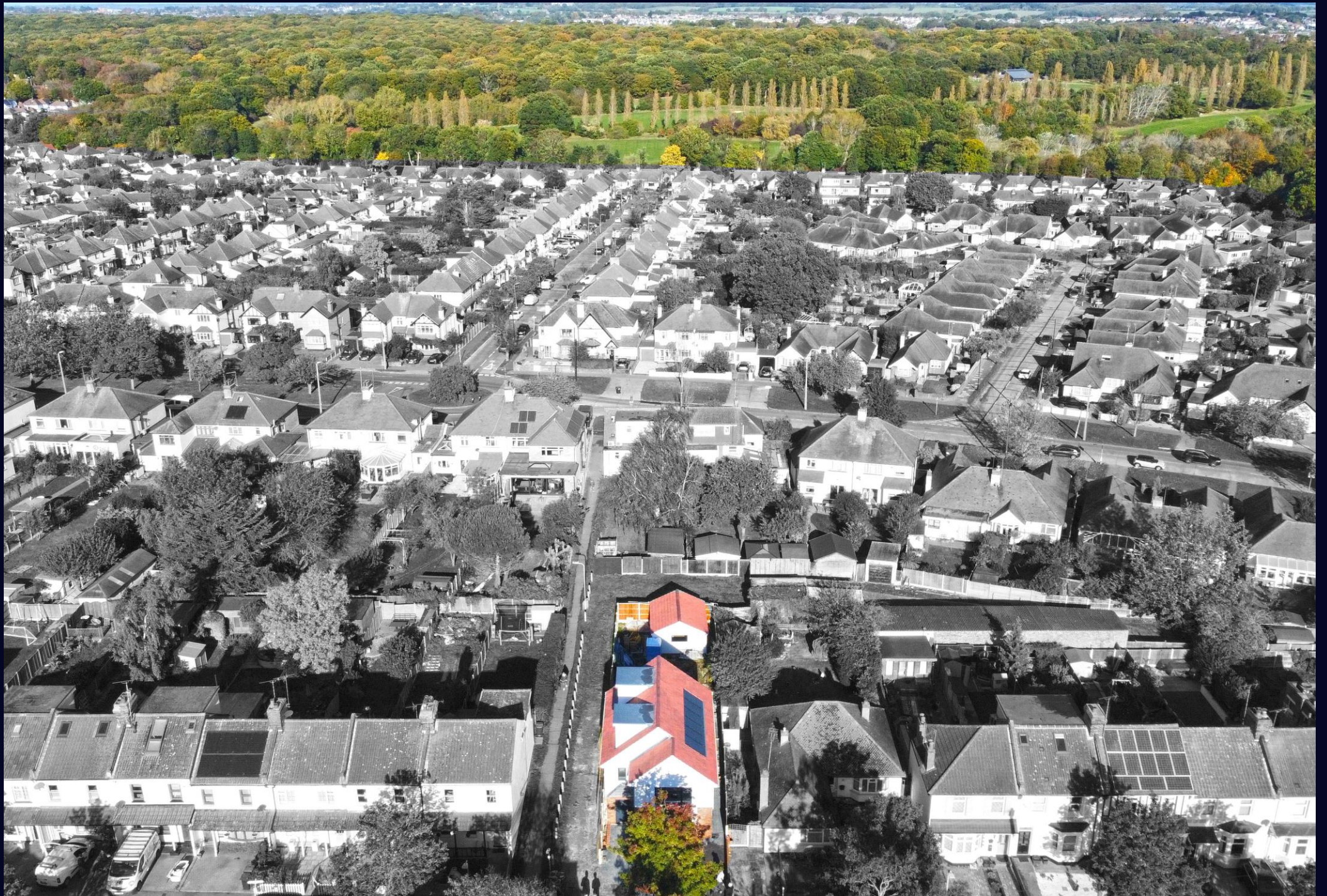




Bailey Road, Leigh-On-Sea, Essex, SS9 3PJ

Brand New 4 Bedroom Detached House / £775,000 / t. 01702 555888







Welcome to your dream home in Leigh-On-Sea!

Nestled in the highly sought-after neighbourhood of Leigh-on-Sea, this stunning brand new **four bedroom** detached house is the epitome of modern luxury living, currently being finished by a local reputable builder. Boasting exceptional features and a high specification finish, no expense has been spared in creating this exquisite home which is sure to surpass all your expectations. With generous living spaces providing ample room for comfortable family living and entertaining. Accommodation includes large open plan family room incorporating bespoke fitted kitchen with high quality appliances, roof lantern and bi-folding doors, utility room, further reception room and study together with four well proportioned bedrooms, walk in wardrobe and en-suite shower room to master as well as a large family bathroom suite. Outside benefits from a lovely rear garden which will include composite decking and patio areas, access to large detached garage with rear vehicular access and off street parking to front. Your peace of mind is guaranteed with a 10 year Build Zone warranty ensuring long term quality. Embrace sustainable living with the inclusion of solar panels reducing your carbon footprint and energy costs whilst enjoying the benefits of green technology.

Situated in one of the most desirable areas of Leigh-On-Sea, this home offers convenience with local shops and amenities nearby, transport links via bus routes, major trunk roads and Leigh-On-Sea mainline station with direct links into London Fenchurch Street are within easy reach. Leigh Broadway is close by with its array of pubs, bars and restaurants. Excellent local schools can also be found nearby including being within the popular West Leigh Primary and Belfair's Academy catchments.

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**A space to  
call home.**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Highlights

- / Executive Brand New Four Bedroom Detached House**
- / Large Family Room Incorporating Luxury Kitchen With High Quality Appliances**
- / Lounge/Sitting Room With bay Window**
- / Utility Room**
- / Study/Playroom**
- / Generous Size Bedrooms**
- / En-Suite & Walk In Wardrobe To Master**
- / Good Size Rear Garden**
- / Detached Garage With Rear Vehicular Access**
- / Off Street Parking To Front**
- / No Onward Chain**
- / 10 Year Build Zone Warranty**
- / Solar Panels**
- / West Leigh Primary And Belfair's Academy School Catchments**
- / Ample Storage Facilities**
- / Close To Leigh-On-Sea Mainline Station**
- / Walking Distance To Local Woods**
- / High Specification Finish**

**This beautiful detached house includes a large family room incorporating a luxury kitchen with integrated AEG oven and combi microwave oven, extractor, hob, American fridge/freezer, roof lantern and bi-folding doors. All bathrooms include a modern white suite with matt black fixtures and fittings. The detached garage will benefit from remote control shutter door with rear vehicular access.**

**Accommodation \**

**Entrance Hall 14'9 Increasing To Rear x 12'10 Max**

**Study 7'9 x 7'5**

**Lounge 16'6 Into Bay x 12'11**

**Ground Floor W.C**

**Family Room Incorporating Kitchen 20'11 x 20'**

**Utility Room**

**Landing**

**Bedroom One 15'10 x 14'9 Into Bay**

**Walk In Wardrobe**

**En-Suite Shower Room**

**Bedroom Two 13'3 x 12'10**

**Bathroom**

**Second Floor Landing**

**Bedroom Three 13'8 Max x 12'10 – With Juliette Balcony**

**Bedroom Four 13'8 x 7'6**

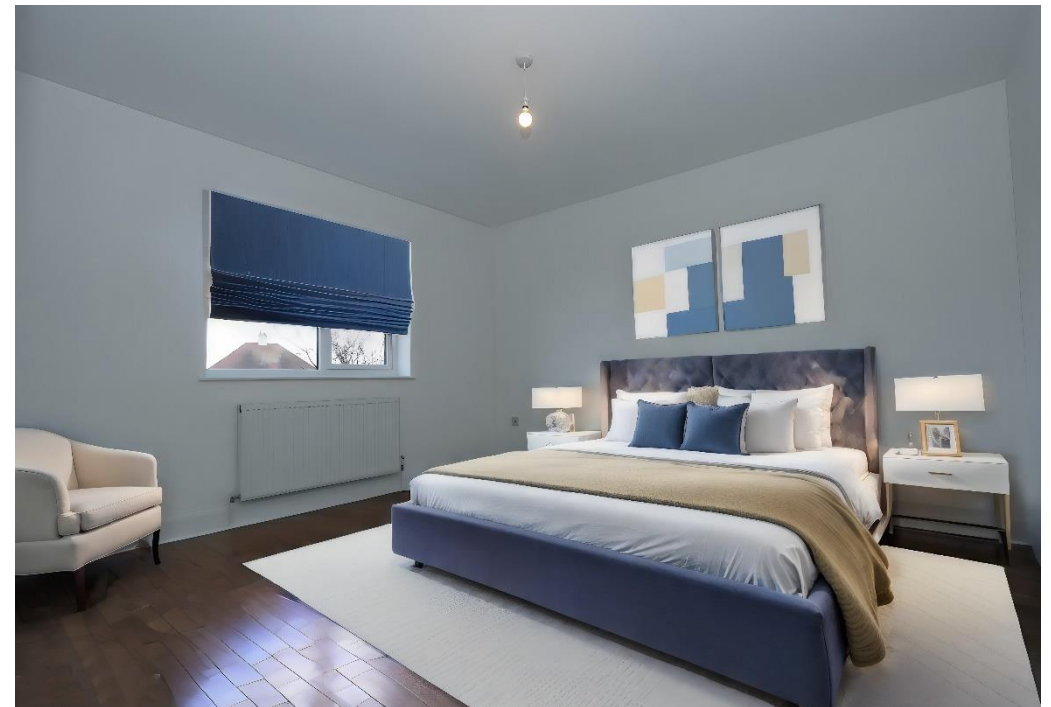


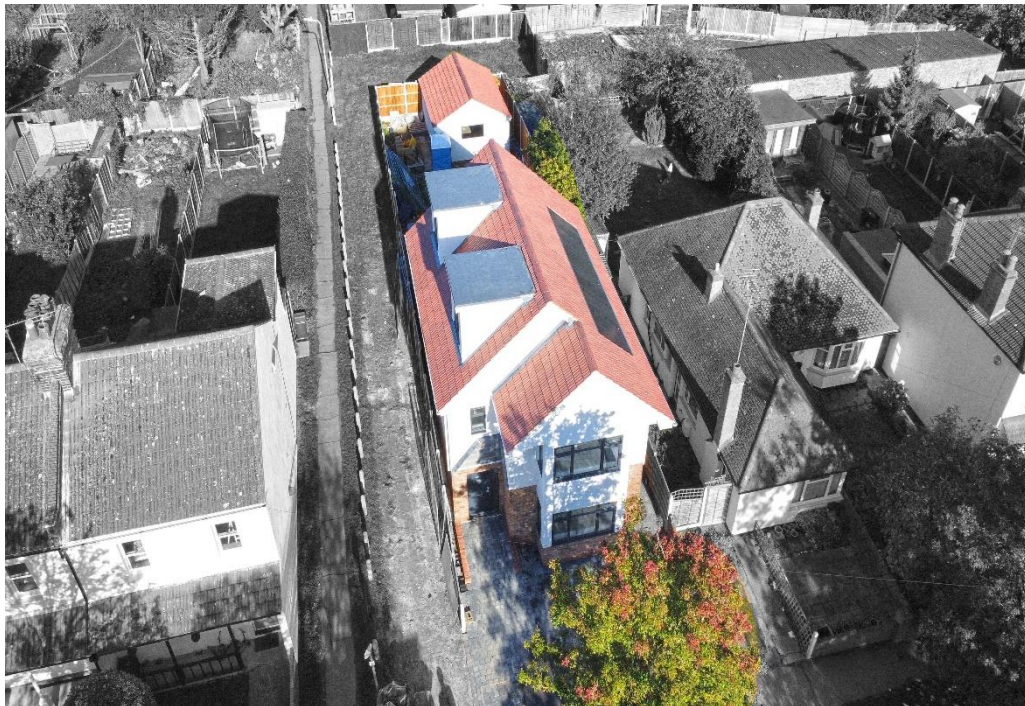
**Good Size Rear Garden With Composite Decking And  
Patio Areas**

**Detached Garage With Remote Control Door Approx.  
30sq.ft (With Rear Vehicular Access)**

**Off Street Parking To Front Via Block Paved Driveway**

**Please Note \ Some of the photos are digitally staged for  
marketing purposes.**





**PLEASE NOTE:-**

**We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.**

**Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.**

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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