

**SCOTT &
STAPLETON**

MARINE PARADE
Leigh-On-Sea, SS9 2NA
£1,350,000





MARINE PARADE

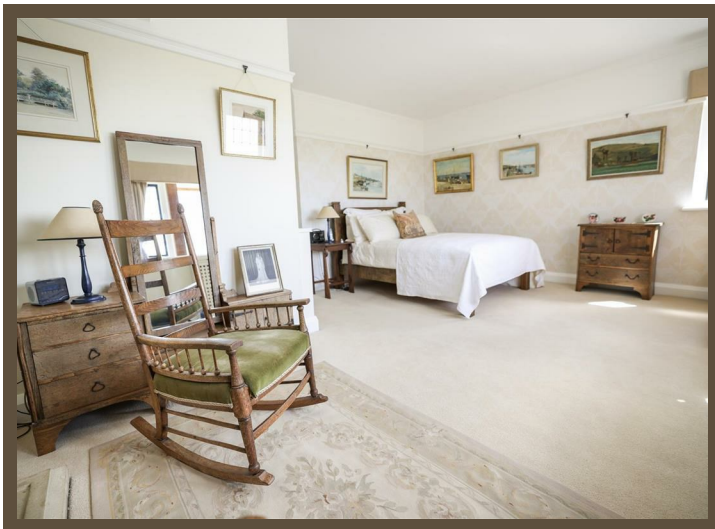
£1,350,000

LEIGH-ON-SEA, SS9 2NA

Scott & Stapleton are privileged with instructions to offer for sale this superb landmark home located on a bold corner position with magnificent views of the Thames estuary over the well tended Marine Parade gardens.

This fabulous property has been lovingly restored and maintained and benefits from an abundance of original & 'arts & crafts' features & details including feature fireplaces, oak flooring & panelling, vaulted ceilings, exposed beams & original lead light windows throughout.

The spacious & versatile accommodation comprises on the ground floor of a spacious lounge, separate



Accommodation comprises

Original wooden entrance door with lead light window above leading to entrance porch.

Entrance porch

Feature lead light window to side. Oak flooring, coved ceiling. Feature oak door with obscure glazed insets leading to entrance hall.

Entrance hall

3.00m x 2.29m (9'10 x 7'6)

Lead light window to side. Oak flooring, radiator in ornate oak cover, fitted cloaks cupboard, picture rail, coved ceiling. Solid oak panelled doors to lounge & dining room.

Lounge

7.06m x 5.51m (23'2 x 18'1)

Lead light bay window to front, further lead light windows to front & side. Feature stone fireplace with open fire, stone hearth & mantle. Half oak panelled walls with fitted pew style seating, 2 radiators in ornate oak covers, 5 wall light points, coved ceiling.

Dining room

4.19m x 3.66m (13'9 x 12')

Lead light window to side. Feature stone fireplace with open fire, stone hearth & mantle. Oak flooring, radiator in ornate oak cover, 3 wall light points, coved ceiling. Feature oak double doors with obscure glazed insets leading to inner hallway.

Inner hallway

4.11m x 1.93m max (13'6 x 6'4 max)

Lead light window to side. Stairs to first floor with understairs storage, oak flooring, radiator in ornate oak cover, picture rail.

Ground floor cloakroom

1.70m x 1.07m (5'7 x 3'6)

Obscure lead light window to side. Low level WC, wall mounted wash hand basin with mixer tap. Half tiled walls, oak flooring, radiator, coved ceiling, extractor fan.

Kitchen/breakfast room

5.69m x 2.82m (18'8 x 9'3)

Lead light Oriel bay window to rear, further lead light window to side, half glazed stable door on to rear garden. High quality solid wood Smallbone fitted kitchen with integrated appliances including range style cooker, fridge/freezer, dishwasher, washing machine & microwave. Granite worktops with matching upstand & inset one and a half bowl sink unit with mixer tap. Tiled floor, ceiling spotlights

First floor landing

3.73m x 2.16m (12'3 x 7'1)

Lead light window to side with views over Marine Parade gardens. Stairs to second floor, fitted airing cupboard with foam lagged copper cylinder. Radiator in ornate oak cover, picture rail, coved ceiling with ceiling spotlights. Panelled doors to all rooms.

Master bedroom

5.54m x 4.29m reducing to 2.90m (18'2 x 14'1 reducing to 9'6)

Lead light Oriel bay window to front with magnificent views over Marine Parade gardens towards the Thames estuary, further lead light window to side with views. Feature stone fireplace, 2 radiators in ornate oak covers, picture rail, coved ceiling. Panelled door to en suite.

En suite

2.31m x 1.93m (7'7 x 6'4)

Obscure lead light window to side. Large walk in shower cubicle, low level WC, wash hand basin in vanity unit with mixer tap & cupboard below. Part marble tiled walls, oak flooring, heated towel rail, ceiling spotlights, extractor fan, shaver point.

Bedroom 2

4.19m x 3.56m (13'9 x 11'8)

Lead light windows to rear & side. Oak fronted fitted wardrobes, radiator in ornate oak cover, picture rail, coved ceiling.

Bedroom 3

3.84m x 3.12m (12'7 x 10'3)

Lead light windows to front & side. Oak fronted fitted wardrobes, further storage cupboard, radiator in ornate oak cover, picture rail, coved ceiling.

Bathroom

3.05m x 1.91m (10' x 6'3)

Obscure lead light window to rear. Large panelled bath with mixer tap, low level WC & pedestal wash hand basin with mixer tap. Part marble tiled walls, oak flooring, heated towel rail, ceiling spotlights, extractor fan, shaver point.

Second floor landing

2.57m x 2.31m (8'5 x 7'7)

Lead light window to side with views over Marine Parade gardens. Oak flooring, radiator in ornate oak cover, ceiling spotlights. Panelled doors to bedrooms.

Bedroom 4

6.83m x 3.73m (22'5 x 12'3)

Lead light windows to front & side with spectacular estuary views. Vaulted ceiling with exposed beams, radiator in ornate oak cover, ceiling spotlights, eaves storage.

Bedroom 5

4.45m x 3.73m (14'7 x 12'3)

Lead light windows to rear & side. Vaulted ceiling with exposed beams, radiator in ornate oak cover, ceiling spotlights, eaves storage.

Front garden

Secluded south facing garden with retaining wall and high hedging to front & side boundary. Well, tended lawn, patio areas, pedestrian access to rear garden.

Rear garden

Delightful courtyard style walled garden with large patio area, mature tree & shrub borders affording a great deal of seclusion. Outside tap & lighting.

Detached garage

5.69m x 3.28m (18'8 x 10'9)

Larger than average single garage with pitched roof & vaulted ceiling. Electric up & over door to front, courtesy door & windows to side. Power & light. Approached from Salisbury Road via solid electric gate.



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	