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Estate Agents



* A TRULY RARE FIND * PANORAMIC SEA VIEWS * PURPOSE BUILT ACCOMMODATION IN THE ROOF * Properties of this calibre rarely enter the marketplace, so we are proud to present this beautiful home to the market. Owned by the same family for decades, this traditionally built house boasts character and spacious accommodation across three levels with the advantages of five great size bedrooms, two bathrooms along with a downstairs WC and two reception areas. The property is clean and naturally bright throughout and, although requiring modernisation, it offers exciting potential for renovation. Located in one of the most prestigious roads in South East Essex, this fantastic family home is on the doorstep to Leigh Broadways shopping facilities and walking distance to Leigh Station and Old Leigh Town.

- Fully detached character house
- Panoramic sea views from each floor
- Accommodation across three levels
- Kitchen breakfast room and separate utility
- Doorstep to Leigh Broadway and Belton Hills Nature Reserve
- Five bedrooms, two reception rooms
- Driveway and attached double length garage
- Two bathrooms and a downstairs WC
- Delightful and well maintained rear garden
- Short walk to the Old Town and Leigh Station serving London Fenchurch Street

Marine Parade

Leigh-On-Sea

£1,100,000

Offers Over



Marine Parade



Frontage

A crazy paved driveway creates parking for at least two to three vehicles, side access to rear garden, access to attached double length garage, door to:

Entrance Porch

8'4" x 5'1"

Solid wood entrance door to front aspect, leadlight windows to front and side aspects, tiled floor, entrance door to:

Hallway

14'10" x 7'10"

Coved ceiling, carpeted stairs to the first floor, two under-the-stairs storage cupboards, original wooden entrance door to the front aspect with an adjacent obscured window, wall-hung double radiator, access to all rooms and carpet. Door to:

Lounge

16'11" into the bay

Leadlight bay windows to front with secondary glazing, coved ceiling, two radiators, feature fireplace with stone surround, window to the rear aspect that gives you views of the estuary from the kitchen, carpet.

Dining Room

18'3" x 12'11"

Coved ceiling, leadlight windows to rear and side aspect, wooden door to the rear giving access to the garden, feature bookcase, plate rack, feature fireplace with gas fire, radiator, carpet.

Kitchen

12'7" x 11'8"

Obscured double-glazed windows to the side aspect, window to the front aspect that gives views of the estuary through the lounge, kitchen comprising of wall and base level units with a square edge laminate worktop, stainless steel sink and double drainer with mixer tap, space for fridge/freezer, space for oven and grill, four ring electric hob, extractor fan, tiled splashbacks, larder cupboards, floor standing boiler, radiator, lino flooring, folding door to:

Utility Room

11'9" x 7'9"

Double-glazed window to the side aspect, wall and base level units, space for a fridge and freezer, space for a washing machine, space for a tumble dryer, storage cupboard, fully tiled walls, lino flooring, stainless steel sink and drainer with mixer tap. Opening to:

Inner Hallway

3'10" x 2'10"

Tiled walls, lino flooring, solid wood back door giving access to a garden. Door to:

Downstairs WC

8'5" x 4'4"

Obscured window to the rear aspect, obscured double-glazed window to side aspect, high-level WC, pedestal wash basin with a tiled splashback, radiator, lino flooring.

Attached Double Length Garage

29'3" x 8'0"

Wooden doors to the front, utility meters, window and solid wood door to the rear aspect give access to the garden, power, light, and concrete flooring.

Spilt Level First Floor Landing

Leadlight windows with secondary glazing to the side aspect, carpeted stairs to the second floor, storage cupboard, double airing cupboard housing the water cylinder, radiator and carpet.

Bedroom One

17'0" x 13'3"

Leadlight windows to the front aspect giving uninterrupted views of the estuary, leadlight double glazed windows to the side aspect, shelving unit, vanity unit wash basin, floor-to-ceiling fitted sliding door wardrobes with sliding door top boxes, radiator and carpet.

Bedroom Two

13'11" x 11'9"

Coved ceiling, leadlight windows to the rear and side aspect with secondary glazed overlooking the garden, floor-to-ceiling sliding door fitted wardrobes with top boxes, pedestal wash basin, radiator, carpet.

Bedroom Three

14'5" x 11'10"

Leadlight windows to the rear and side with secondary glazing overlooking the garden, coved ceiling, floor-to-ceiling fitted wardrobes with sliding doors and top boxes, wall-mounted electric heater, radiator, pedestal wash basin and carpet.

Family Bathroom

8'4" x 5'5"

Obscured leadlight windows to the side aspect, pedestal wash basin, panelled bath, chrome heated towel rail, fully tiled walls, electric heater, carpet to floor.

Separate WC

4'11" x 2'7"

Obscured double-glazed window to the side aspect, fully tiled walls, high-level WC, radiator, carpet.

Enclosed Front Balcony Area

26'4" x 5'1" > 3'3"

Double glazed windows to front and side aspects, double radiator, carpet, leadlight windows to the rear.

Bedroom Four/Second Lounge/Playroom

22'3" max x 20'11" > 14'4"

Leadlight windows to the side aspects giving views of old Leigh and the estuary, double glazed leadlight windows to the front giving superb views of the estuary, loft hatch, eaves storage cupboards including one housing the water tank. Door to:

Eaves Storage Cupboard/Workshop

11'0" x 6'11"

Window to front aspect giving views of the estuary, set of drawers and storage units with worktop, power and light. door to:

Inner Hallway

6'3" x 3'0"

Steps down, large storage carpet, cupboard with top boxes, door to:

Bedroom Five

11'11" x 8'4"

Loft hatch, leadlight windows to the rear aspect with secondary glazing and views over the garden, radiator, carpet.

Shower Room

6'6" x 5'3"

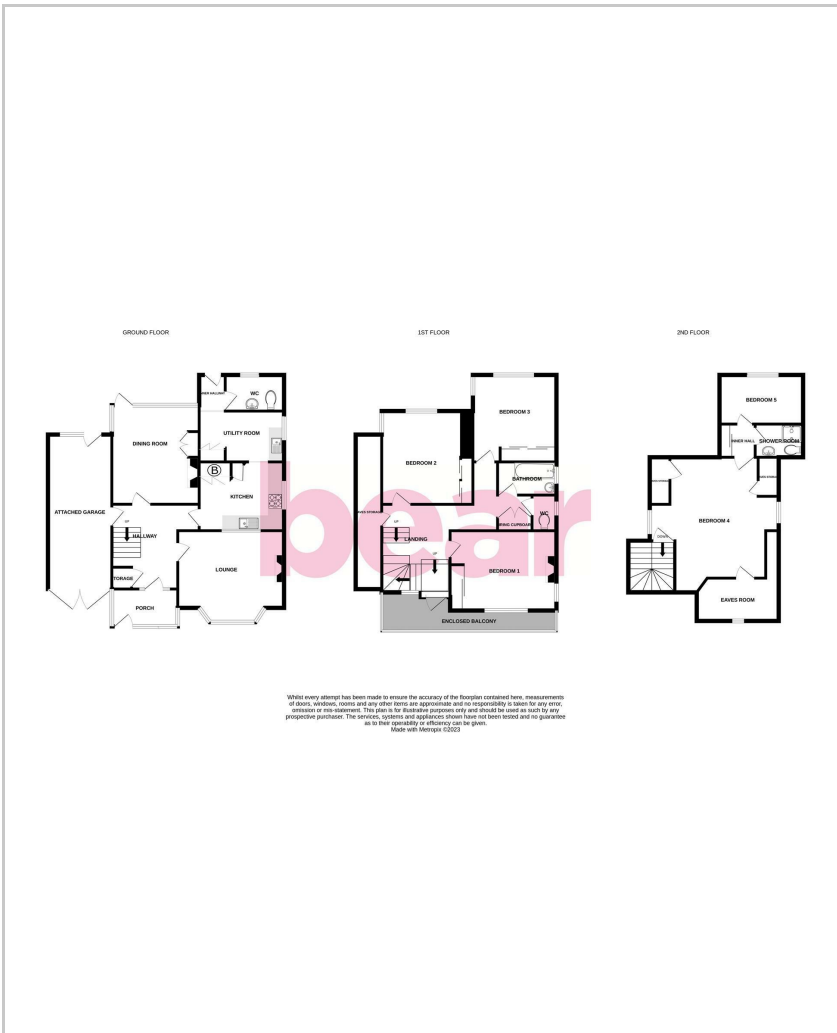
Window to side aspect, three piece shower suite comprising; corner shower with electric shower, high-level WC, pedestal wash basin, electric heater, shaver point, tiled walls, carpet to floor.

Rear Garden

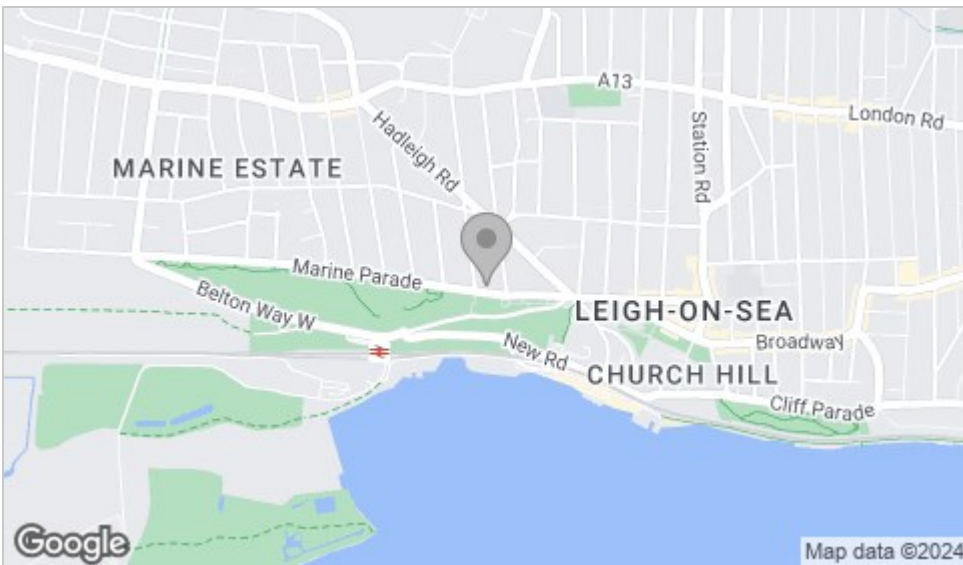
Commences with a crazy paved patio, the remainder mainly laid to lawn with attractive flower and shrub borders, crazy paved path down to the very rear of the garden that offers a second patio area, side access to the front driveway, access to the garage, outside tap.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

