



* £1,050,000 - £1,100,000 * THREE BALCONIES * PARKING * MOMENTS FROM CHALKWELL STATION * LEIGH BROADWAY LOCATION * SOUTH OF LEIGH ROAD * HUGE PROPERTY SPREAD OVER THREE FLOORS * This immaculate and characterful six-bedroom executive home offers an abundance of space, parking, a west facing garden and a brilliant location near to Chalkwell Station and the popular Leigh Broadway. Downstairs there's an impressive entrance hall, a modern kitchen-family room as well as a front lounge, downstairs w/c and utility room while upstairs, you will find six large bedrooms and two bathrooms, ample storage and three balconies with unrivaled views across the Estuary and of Southend Pier. The property has amenities very close by, sits within the Leigh North Street and Belfairs Academy catchment areas and is only a short drive to the grammar schools of the borough. This home needs to be viewed to truly appreciate all that is on offer!

- Huge property spread across three floors
- Parking
- Three balconies
- Leigh Road/Leigh Broadway location
- Period character throughout
- West facing garden
- Moments from Chalkwell Station for commuters
- Multiple bathrooms
- Kitchen-family room
- Six bedrooms with additional reception rooms

Leigh Cliff Road

Leigh-On-Sea

£1,050,000

Price Guide



Leigh Cliff Road



Frontage

Block paved driveway providing parking plus an additional space over the drive, side access to garden.

Covered Entrance Porch

Impressive quarry tiled entrance porch with two double stained glass leadlight entrance doors leading to:

Hallway

18'2" x 11'2"

Feature fireplace with tiled back plate and hearth, radiator, oak flooring, dado rail, picture rail, cornice, ceiling rose, stairs to first floor landing with cupboard under.

Downstairs W/C

Obscured window to side aspect, low level w/c, vanity unit with wash basin, tiled floor, wall tiling, radiator, spotlighting.

Utility Room

10'1" x 5'5"

Base level kitchen units with worktop, stainless steel sink and drainer with chrome tap and space for appliances.

Front Lounge

19'5" x 11'11"

UPVC double glazed bay-fronted window, feature fireplace with log burning stove, radiator, picture rail, cornice, decorative archway with beautifully ornate ceiling detailing and rose.

Kitchen-Family Room

23'1" > 11'6" x 19'2" > 16'0"

Lounge area with log burning stove, spotlighting, coving, picture rail, skirting and wooden flooring and access to the dining area and bifold doors out onto the garden. Modern gloss kitchen units comprising; Single drainer sink and mixer tap in granite worktops, four ring burner induction hob with hidden extractor, integrated oven, integrated fridge/freezer, integrated dishwasher, central island unit with pan drawers below and space for seating, wooden flooring, a second set of bifolding doors leading out onto the west facing garden.

First Floor Landing

Stained glass feature window to landing, further stairs rising to second floor landing.

Bedroom Two

16'7" x 15'3"

UPVC double glazed bay fronted window, feature tiled fireplace, ceiling rose, coving, picture rail, radiator, skirting, carpet.

Bedroom Three

19'2" x 10'11"

Feature open cast iron fireplace surround with tiled inserts radiator, built in wardrobe cupboard, window to rear with views over the estuary towards two tree island.

Bedroom Six

11'3" x 7'4"

Set up as walk in wardrobe for the master bedroom with double doors through to the morning balcony.

Bathroom

11'9" x 9'11"

UPVC double glazed window to rear aspect, freestanding bath with mixer tap and shower attachment, shower cubicle, pedestal wash basin, tiled flooring, plate rail, radiator, towell radiator, covering.

Modern Shower Room

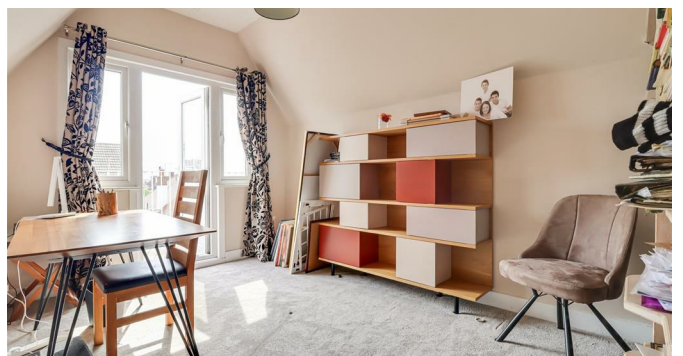
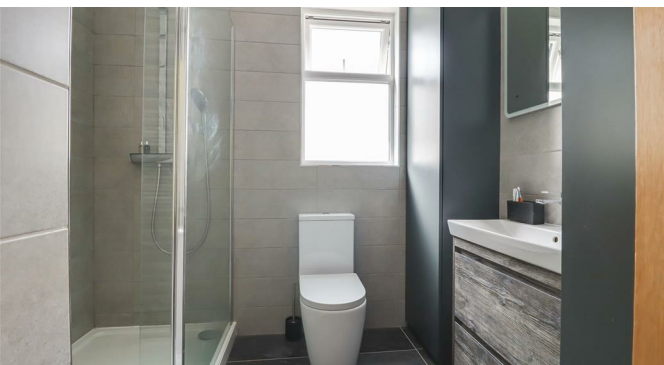
8'6" x 8'4"

UPVC double glazed window to side aspect, walk in shower, vanity unit with washbasin and mixer tap, modern w/c, cupboards, extractor fan, floor and wall tiling.

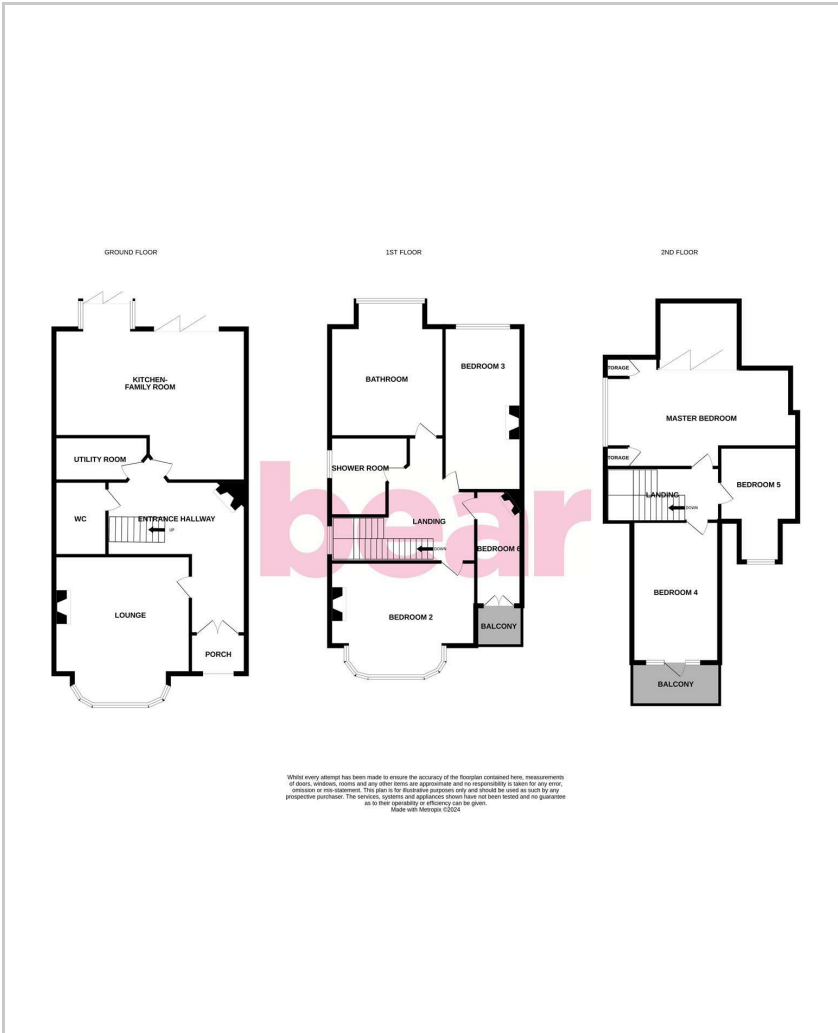
Master Bedroom

23'5" x 12'5" > 10'11"

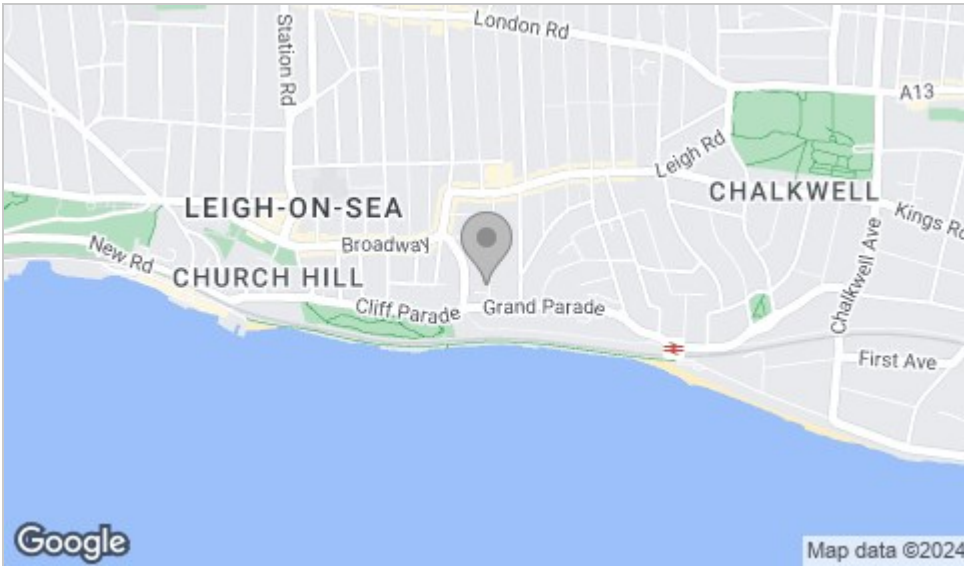
Currently used as a lounge. Three radiators, access to eaves storage space and loft, south facing full height double glazed window and further bi-folding doors leading to the west facing balcony which commands fantastic Estuary views.



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

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	