



* £700,000 - £725,000 * INCREDIBLE EXAMPLE OF A PERIOD HOME * HUGE ACCOMMODATION SPREAD OVER THREE FLOORS * PARKING FOR THREE * SEAFRONT LOCATION * TWO WEST FACING BALCONIES * FIVE DOUBLE BEDROOMS AND A SINGLE * MULTIPLE BATHROOMS * This stunning home in a prime seafront location offers a unrivalled interior space with a large amount of period character on every floor. The accommodation comprises a vast through-lounge to the front complete with bay window and french doors, a vintage-style kitchen-diner with direct access to the private rear garden and a downstairs w/c. While on the upper floors, there are five double bedrooms, a further single bedroom/office, a family bathroom, secondary shower room, top-floor ensuite, two balconies and two large loft spaces with the potential for a roof terrace. The location is perfect for beachgoers and commuters, with both Westcliff Station and seafront at the top and bottom of the road respectively and there are amenities and bus links at walking distance, as well as the cliffs pavilion - making it perfect for use as a potential Airbnb. For schooling, you have Barons Court and Milton Hall primary schools within the catchment area, as well as Belfairs Academy as the senior school option, with the prestigious grammar schools of the borough only a short drive away. Southend High Street and the bustling Leigh Broadway are equidistance too, meaning this beautiful and much-loved home is well worth the viewing!

- Unrivalled amount of internal space
- Seafront location
- Three bathrooms and a downstairs w/c
- Two west facing balconies
- Stylish and eclectic interior design
- Parking for three vehicles
- 5 double bedrooms and one single
- Two large loft spaces
- Moments from Westcliff Station for commuters
- Huge amount of period character throughout

Cobham Road

Westcliff-On-Sea

£700,000

Price Guide



Cobham Road



Frontage

Block paved driveway providing parking for three vehicles, overhanging porch providing access through double doors to the interior front porch.

Front Porch

Porch area complete with a beautiful and original stained glass front door with sidelights and fanlight windows.

Entrance Hallway

Large entrance hall with ornate cornice and ceiling arch, picture rail, dado rail, paneled staircase rising to first-floor landing with storage underneath, access to downstairs w/c, high-level skirting and original floorboards.

Through-Lounge

33'0" x 13'5"

Vast bay-fronted lounge with a wide opening through to a sitting room/possible formal dining room with french doors and sidelights for direct garden access, feature fireplace with log burning stove, two impressive ceiling roses, original cornice, two ornate cast iron radiators, skirting and wooden flooring.

Kitchen-Diner

29'11" x 12'2"

Bi-folding window to rear aspect creating a garden 'bar area' as well as a sash window to side aspect and french doors and sidelights for garden access. Unique and vintage fitted kitchen from the 1950s 'English Rose' (as featured on The Antiques Roadshow) which is complimented with reclaimed church wood flooring. The kitchen provides space for a fridge/freezer, dishwasher, an electric five ring burner stove, two modern vertical radiators, coving, skirting and a mixture of floor tiling and oak floorboards.

Ground Floor W/C

Window through to kitchen-diner, low-level w/c, wall-mounted wash basin with chrome mixer tap and a tiled splashback, skirting and original wooden floorboards.

First Floor Landing

Ornate cornice, dado rail, skirting and wooden floorboards with doors to all rooms and a further staircase rising to the second-floor landing.

Master Bedroom

17'5" x 12'9"

Bay-fronted window offering sea views, beautiful feature fireplace with tiled hearth, ceiling rose, cornice, picture rail, radiator, skirting and wooden floorboards.

Bedroom Two

14'0" x 12'9"

UPVC double glazed window to rear aspect, ceiling rose, cornice, radiator, skirting and original floorboards.

Bedroom Three (Second Floor)

19'5" x 14'6"

French doors for west-facing balcony access with additional Velux window, two sets of built-in wardrobes, feature fireplace, picture rail and floorboards.

Bedroom Four

12'4" x 11'10"

UPVC double glazed bay window to rear aspect, radiator, skirting and carpet.

Bedroom Five/Studio (Second Floor)

14'6" x 14'4"

UPVC double glazed window to rear aspect, work surfaces with sink and mixer tap, pull-down ladder for large loft space, storage cupboard and access to en-suite.

En-Suite (Second Floor)

8'11" x 7'4"

Window to side aspect, low-level w/c, wall-mounted wash basin with chrome mixer tap, shower cubicle with drencher head, tiled walls and flooring with underfloor heating.

Bedroom Six/Home Office

10'0" x 6'0"

French doors for access to first floor balcony with sea views, currently used as an office, picture rail, radiator, skirting and floorboards.

Family Bathroom

9'6" x 8'5"

Window to side aspect, retro bathroom suite comprising: panelled bathtub, low level w/c, bidet, pedestal wash basin, radiator with chrome towel rail, unique clad walls, tiled floor with underfloor heating.

Shower Room

Two windows to side aspect, tiled shower cubicle with drencher head, low-level w/c, large storage/utility cupboard housing washing machine and tumble dryer with a countertop basin and mixer tap, partial wall tiling, column style radiator with chrome towel rail, tiled flooring.

Two Balconies

There are two west-facing balconies, one accessed from the first floor and one via the second floor, both offering Estuary views.

Second Floor Landing

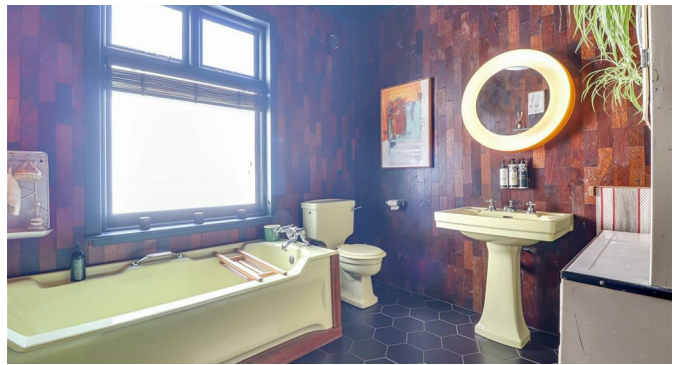
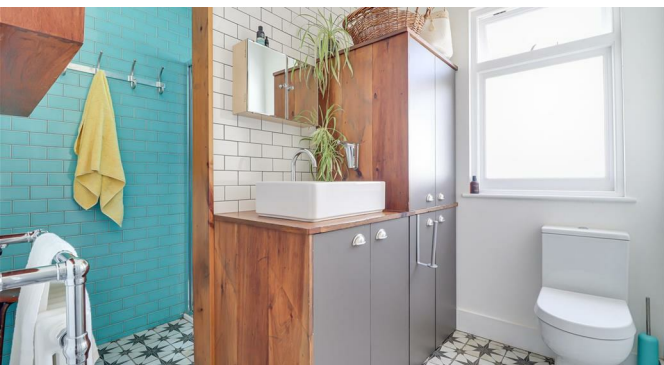
Original staircase rising to top floor with a rear window, access to the first of one of the large loft spaces, dado rail, skirting and floorboards.

Top Floor Loft/Possible Roof Terrace

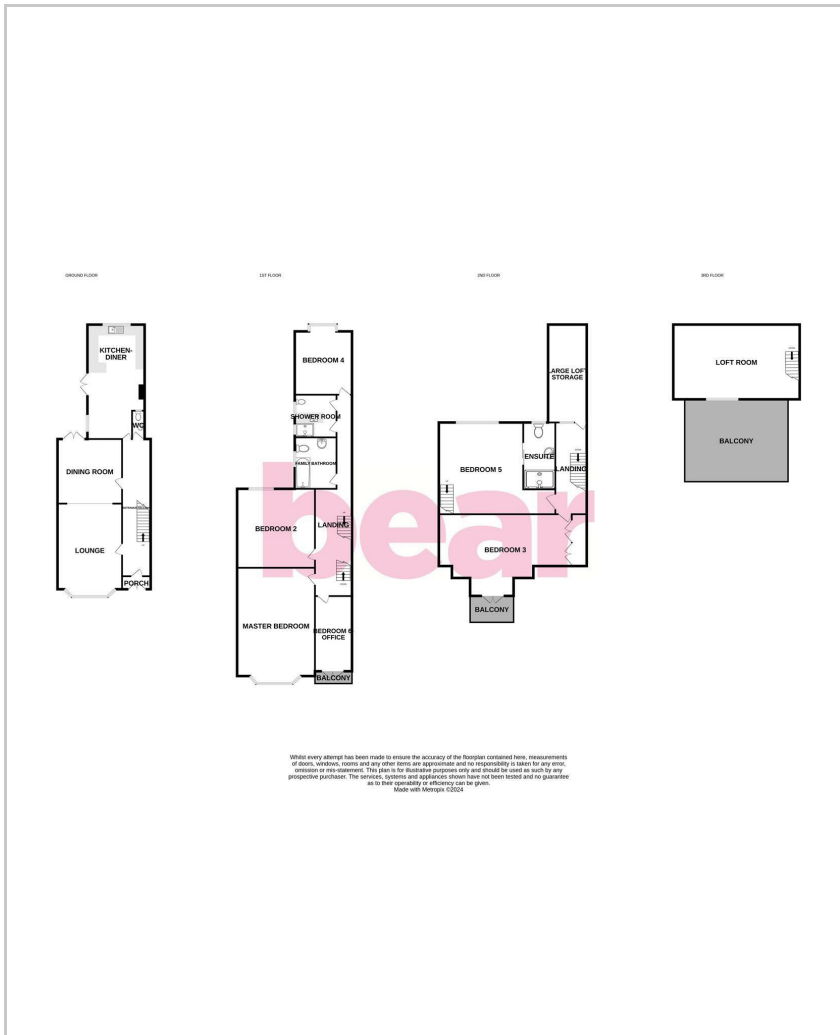
Top floor loft for ample storage with a Velux window which opens out onto a reinforced roof, which could be used as a roof terrace offering far-reaching Estuary views.

Rear Garden

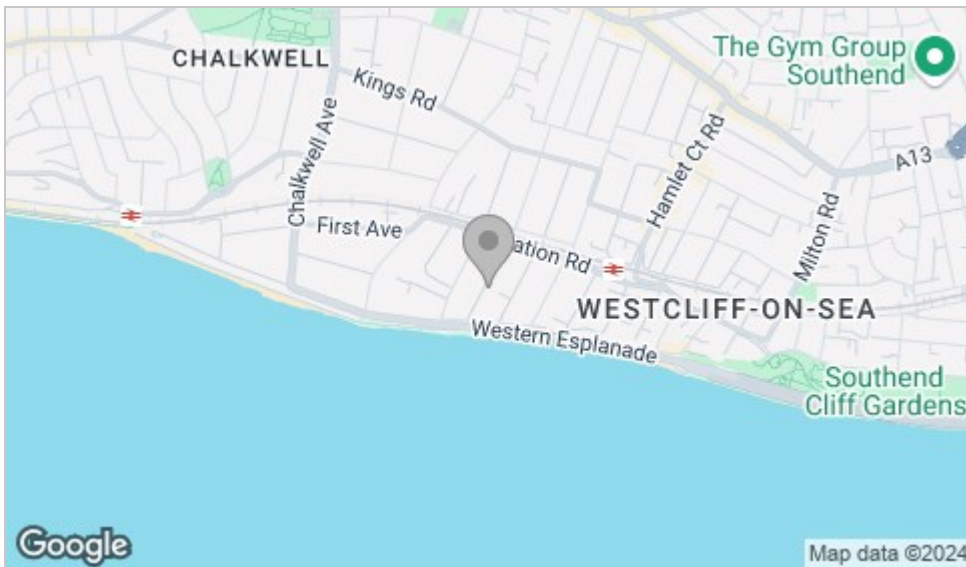
Commences with a paved dining area which leads round to the 'bar/bbq' area with bi-folding window through to the kitchen. There is a shed to the rear as well as a lawn area and mature planting borders for a high level of privacy. There is side access back to the front of the property past the side 'lean-to storage area/bin store'.



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

