



* £1,200,000 - £1,250,000 * RARE OPPORTUNITY * HUGE DETACHED PERIOD HOME ON LARGE PLOT * MARINE ESTATE * WEST LEIGH CATCHMENT * MOMENTS FROM LEIGH STATION * SOUTH OF WESTERN ROAD * Bear present an incredible opportunity to be the next owners of this immensely characterful, detached period home, located moments from the steps down to Leigh Station on the sought-after 'Marine Estate'. The property has a huge floorplan spread across three floors, with five double bedrooms, multiple bathrooms, large reception rooms, a kitchen-breakfast room, a bright office, a detached garage with two driveways, ample storage, tonnes of characterful features and it is positioned on an enviable plot with a large west-facing and unoverlooked garden. The location is a walk from everything you would need regarding amenities and travel links, with Leigh Broadway, the Old Town and Leigh Station minutes away and for schooling, the favoured West Leigh Schools and Belfairs are within catchment (the prestigious grammar schools of the borough are a short drive/bus ride away too). We encourage internal viewings to take in all that is on offer firsthand!

- Detached five bedroom home
- Unoverlooked and large west-facing garden
- Seconds from Leigh Station
- 'Marine Estate'
- West Leigh School catchment area
- Two driveways
- Detached garage
- Moments from Leigh Broadway and Old Leigh
- Huge amount of period character throughout
- Rare opportunity for this type of house south of Western Road

Vernon Road

Leigh-on-Sea

£1,200,000

Price Guide



Vernon Road



Frontage

Two separate front driveways providing parking for two vehicles plus an additional space in the garage, decorative front gate with tiled roof as well as a garden wall, planting borders, front lawn, gated side access to rear garden and an overhanging front porch with an original wooden and glazed front door leading to:

Entrance Hallway

Original obscured led light window to side aspect, access to downstairs WC, two storage cupboards, carpeted staircase rising to first floor landing, double radiator, skirting and carpet.

Lounge-Diner

27'6" > 9'1" x 18'4" > 13'7"

Crittall front and side bay windows as well as three further windows to front and side aspects, feature stone fireplace, three double radiators, storage cupboard, coving, skirting and carpet.

Sitting Room

17'8" x 15'0"

French doors and side lights to rear aspect for west facing garden access as well as a side bay window, double radiator, plate rail, wall panelling, coving, skirting and carpet.

Kitchen

14'7" x 12'4"

Two obscured windows to side aspect as well as a rear door and rear window overlooking the garden, shaker style kitchen units both wall-mounted and base level comprising; 1.5 sink and drainer with chrome mixer tap set into granite effect laminate worktops with tiled splashbacks, space for cooker with hidden extractor, space for a large American style fridge/freezer, integrated washing machine, integrated tumble dryer, integrated Bosch dishwasher, boiler cupboard, fully tiled walls and tiled floor.

Downstairs WC

5'4" x 4'8"

Two obscured led light windows to front aspect, low-level WC, wall mounted wash basin with chrome taps, extractor fan, fully tiled walls, radiator and lino flooring.

First Floor Landing

Obscured stained glass feature window to side aspect, access to office, a further carpeted staircase rising to second floor landing, two large airing cupboards, radiator, skirting, doors to all rooms and carpet.

Bedroom One

18'6" x 16'7"

Bay window to front aspect as well as a secondary window, access to en-suite, large set of built-in wardrobes, coving and decorative archway, picture rail, double radiator, skirting and carpet.

En-Suite Shower Room

Shower cubicle, wall mounted mirrored cupboard, corner vanity units with wash basin and chrome mixer tap, low level WC, radiator, fully tiled walls and lino flooring.

Bedroom Two

13'1" x 11'6"

Two windows one to rear aspect and one to side aspect, double radiator, coving, vanity units with wash basin and chrome mixer tap with tiled splashback, skirting and carpet.

Bedroom Three (Top Floor)

15'9" x 12'8"

Windows to rear and side aspects, radiator, vanity units with wash basin and chrome mixer taps with tiled splashback, skirting and carpet.

Bedroom Four

11'7" x 8'5"

Window to rear aspect overlooking the garden, radiator, picture rail, skirting and carpet.

Bedroom Five (Top Floor)

11'5" x 11'5"

Windows to rear and side aspects, radiator, skirting and carpet.

Three-Piece Family Bathroom

9'2" x 8'4"

Window to side aspect, vanity unit with wash basin and chrome mixer tap, bath with shower, low level WC, modern towel radiator, fully tiled walls, extractor fan, lino flooring.

L-Shaped Study

Windows to front and side, and a tiled floor.

Second Floor Landing

12'11" x 5'5"

Two windows to side aspect as well as access to loft space, radiator and a tiled floor.

Loft Space

Walk in boarded loft space with ample storage, power and lighting.

West Facing Rear Garden

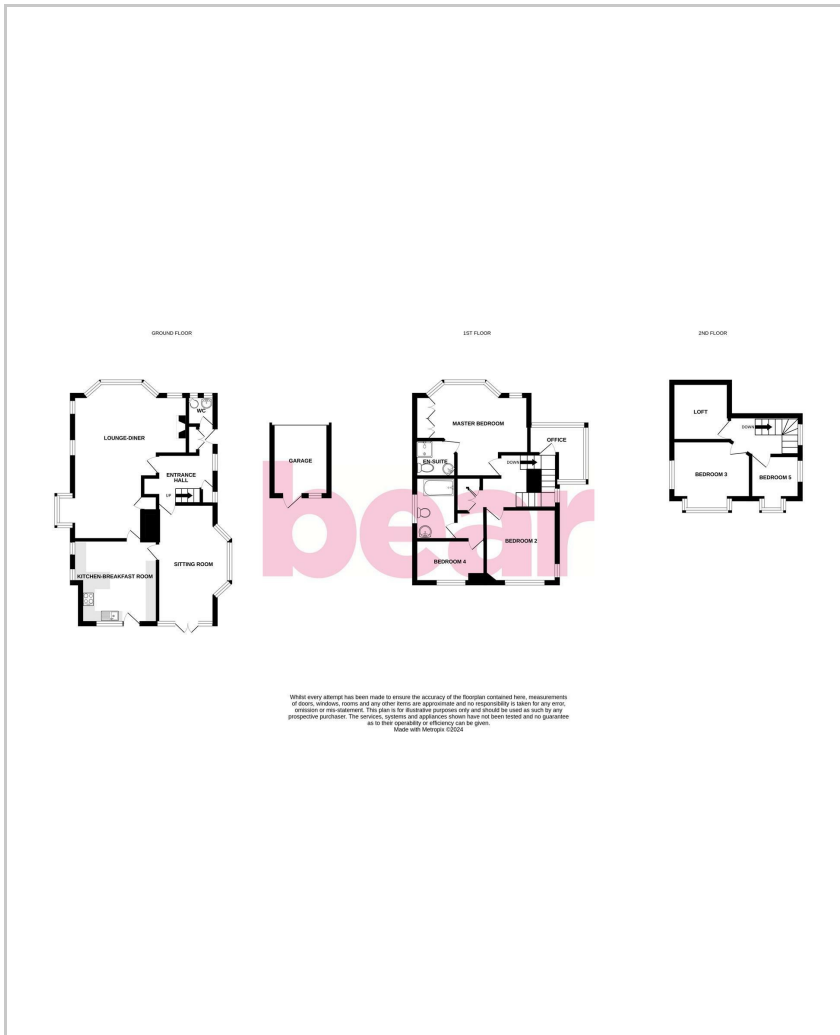
Commences with a paved patio with plenty of seating space, the rest of the garden is mostly laid to lawn with a pathway leading to a rear hardstanding area as well as planting all around for an incredibly high-level of privacy from neighbouring properties, outside lighting and outside power to garage and sheds, and a side storage area which leads to the rear garage entrance and side access back to the front of the property.

Agents Notes:

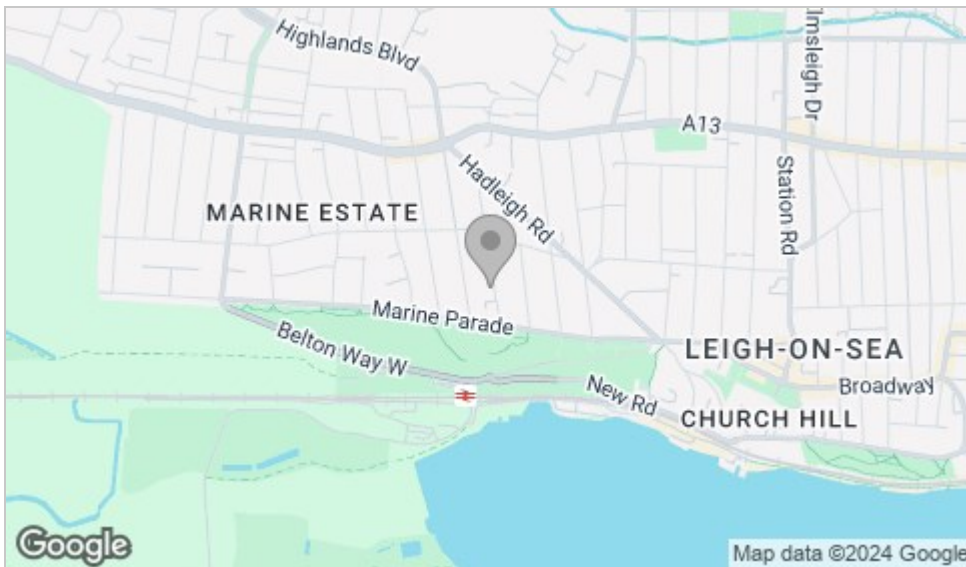
The two top-floor bedroom photographs and the sitting room photograph are incoming!



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	