



STUART THOMAS
ESTATES



- SUBSTANTIAL PERIOD PROPERTY
- SYMPATHETICALLY RENOVATED THROUGHOUT
- 4 GOOD SIZED BEDROOMS
- BALCONY WITH VIEWS TOWARDS THE ESTUARY

23 Leigh Road, Leigh-on-Sea, Essex, SS9 1JP

Guide Price £725,000

OPEN DAY 8 JUNE CALL FOR AN APPOINTMENT. Situated in a great location opposite Chalkwell Park is this beautifully appointed four bedroom semi detached character house which enjoys wonderful views across the park towards the Thames Estuary. Chalkwell railway station and the vibrant Leigh Broadway are just a short walk away. This substantial period property has been greatly improved throughout and seamlessly blends original charm and character with a modern contemporary feel.

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Property Description

GENERAL

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HALL

Entrance via double wooden doors with beautiful stained glass detail into the spacious hallway with solid wood oak flooring. The hall also offers plenty of storage. Traditional gun metal grey radiator with wooden mantel over. Smooth plastered ceiling. Alarm pad. Room thermostat. Stairs to first floor.

SHOWER ROOM

Shower cubicle with rain water shower and hand held attachment. Wall mounted wash hand basin. Close coupled WC. Chrome heated towel rail. Double glazed window to the side with obscure glass. Beautiful monochrome tiled floor. Modern tiling to all visible walls.

RECEPTION ONE

This elegant reception room has a double glazed bow bay window to the front with stained glass details. There is a log burner for cosy Winter nights and solid oak wood flooring. Traditional gun metal grey radiator. Traditional mouldings to the ceiling add to the luxurious feel of this room.

RECEPTION TWO





Another good proportioned sized reception room which also boasts a log burner. There is an impressive circular double glazed bay window to the front with stained glass detail. Solid oak wood flooring. Traditional gun metal grey radiator.

KITCHEN/DINER

The kitchen/diner seamlessly blends new with the old and offers an array of grey gloss units with corian work surfaces over and a one and a half bowl underslung stainless steel sink. There is an integrated electric Neff double oven with induction hob and stainless steel chimney extractor fan over. The dish washer, washing machine and tumble drier are all integrated and there is also an integrated larder fridge as well as a larder freezer. To the dining area there is floor to ceiling grey gloss storage incorporating a built in bin. Smooth plastered ceiling with spotlights. 2 vertical radiators and solid wood oak flooring. Plenty of light floods in from a double glazed window to the rear and bi folding doors which lead to the rear garden.

LANDING

A spacious landing with access to the loft which the vendor advises is insulated and has a pull down loft ladder. It is also fully boarded with base kitchen units providing plenty of storage and the combi boiler is located here. Cupboard. Traditional gun metal grey radiator. Carpet.

BEDROOM ONE

A lovely master bedroom with views towards the Estuary from the double glazed window with lead light effect. Unusually it also has a log burner as well as a traditional gun metal grey radiator and offers a range of fitted wardrobes. Carpet. Smooth plastered ceiling.

BEDROOM TWO



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedroom 2 not only offers a wood burner as well as a traditional gun metal grey radiator but also has patio doors leading to a balcony which our vendor advises is perfect for enjoying a morning coffee whilst taking in the Estuary views which include the Pier. The doors have been coated making it impossible to see in from the roadside and also reflects the heat in the Summer months. Smooth plaster ceiling. Carpet.

BEDROOM THREE

Bedroom 3 is a good sized room with a double glazed window to the rear. Traditional gun metal grey radiator. Carpet. Smooth plastered ceiling.

BEDROOM FOUR

Bedroom 4 also offers good sized accommodation. Double glazed window to the rear. Traditional gun metal grey

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements