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## 66 LEIGH CLIFF ROAD

Elevate your standard of living at No. 66, Leigh Cliff Road, an architecturally inspired, interior designer-led home with character and warmth, embracing sea views, just a moment's stroll from Leigh Broadway.

A prestigious area, close to vibrant bars, boutiques and restaurants of Leigh Broadway, No. 66, Leigh Cliff Road distinguishes itself from the neighbouring handsome homes with its eye-catching and contemporary design, combining stunning cedar panelling, glass and textured stone.

Parking, a luxury along Leigh Cliff Road, is available for up to three cars on the block paved driveway, with neatly planted borders to the sides. There is also a useful store, to the left of the stylish, contemporary front door.

*“THE LOCATION IS AMAZING. PASSERS-BY OFTEN REMARK ON THE UNIQUE DESIGN OF THE HOME.”*

## SEA VIEWS FROM THE DOOR

From beneath the portico entrance, turn around to admire the dreamy sea views – visible right from the entrance to No. 66, Leigh Cliff Road.

Beyond the front door, emerge into the entrance hallway, light and bright, with lightly-toned parquet flooring underfoot.

Stash your coats, shoes, bucket and spade in the storage-laden, double-door cloakroom before continuing along the entrance hallway, where further closet space can be found beneath the stairs, just past the handy downstairs WC, also furnished with wash basin.



## THE HEART OF THE HOME

Ahead, emerging into the stunningly spacious, open plan kitchen-diner, this Tardis of a home truly opens up and reveals itself.

With the glazed French doors sliding back to draw in light, offering instant connection with the lounge and garden beyond, all eyes of the home are focused towards the rear, creating a cosy sense of separation from the wider world.







### WINE AND DINE

Sociably styled, a combination of textures combine to create a space of sensory delight in No. 66, Leigh Cliff Road's kitchen-dining room, cleverly zoned to offer pockets of retreat, whilst remaining open and family-friendly.

An exposed stone fireplace with stove offers a warm and welcoming focal point, beyond which an in-built booth with Chesterfield-style seating is the perfect place for family dining, bathed in light from a side window.



*“ I LOVE HOW HIDDEN AWAY IT IS, ONCE YOU'RE INDOORS, YOU FEEL AS IF YOU CAN CLOSE THE DOOR ON THE WORLD; YOU'RE IN YOUR OWN SPACE, IT'S SO COSY. ”*

## FAMILY TIME

Currently, one area of this capacious dining kitchen has been cleverly and simply partitioned by furniture to offer a safe space for children to play, whilst the central island topped in marbled quartz and distinguished by beautiful grey and white patterned tiles, delineates the main practical cooking area of the room.

Brimming with storage and plentifully furnished with a Falcon cooker and wine fridge, there is also space for an American style fridge-freezer. Every inch of space has been thoughtfully considered and maximised, with wine bottle storage, shelving for glasses and champagne flutes, and an abundance of drawer space. The handy utility room offers further storage alongside a brand-new boiler, large sink and plumbing for a washer-dryer.

Flow freely between the kitchen-dining room to the lounge beyond, where handsome wood plank flooring gleams in the sunlight, adding a formality and comfort to the room that is further enhanced by the stunning cast iron, ornamental fireplace within its exposed brick chimney breast.

Patio doors running the length of the wall provide an unbroken connection to the garden, infusing the space with light. Slide open the doors and bring the outdoors in, with direct access out onto the patio.



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*ALL THE GLASS KEEPS THE HOME LIGHT AND CONNECTED  
— EVEN THOUGH THE TWO ROOMS ARE SEPARATE, IT'S THE  
BEST OF BOTH WORLDS.*





## AND SO TO BED...

When bedtime beckons, ascend the stairs to the first floor, where, to the front of the home, bedroom two, a spacious double with ensuite shower room, is soothingly decorated in neutral shades with a safari motif any toddler would adore.

Plantation shutters adorn the bedroom windows throughout for a fresh, clean feel.

To the rear, with estuary views, bedroom three mirrors the second bedroom; another spacious double, dressed again in neutral shades and cosily carpeted underfoot. This bedroom also benefits from its own ensuite.

Currently serving as a nursery, bedroom five could make an ideal home office, nestled to the centre of this floor.

On the uppermost floor, sanctuary awaits in the bountiful master suite. A true refuge, consisting of two double bedrooms, the front bedroom is currently configured as a sequestered snug lounge.





*“IT'S SO LIGHT AND AIRY. WHEN THE SUN COMES IN, IT'S A LOVELY QUIET ZEN SPACE IN WHICH TO CHILL.”*

### SANCTUARY AWAITS...

To the rear, nestled within its own enclave is the master suite, with fully fitted walk-in wardrobe containing shelving, mirrored wardrobes and hanging space, alongside an elegant shower room ensuite.

Glass panelled doors ensure light flows throughout this level, with the main bedroom to the rear of the floor, carpeted in silver-grey and with access out onto the balcony, where sea views await. Wake up to the sunrise every day in this oasis of tranquility.

Versatility is at the heart of this home, enabling you to utilize the clever layout of bedrooms in whatever way best suits your needs.





## GARDEN OASIS

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Slide open the doors of the lounge and step out onto the sun kissed patio, where there is ample space for a hot tub. Safe and secure for children and pets, fencing features along both sides, providing shelter and seclusion.

Bathed in sunshine for most of the day, Astro turf stretches back from the patio, ensuring the garden remains an all-season space, whatever the time of year or weather. Edged in neat pebble borders, silver birch trees and a fiery red acer bring a rush of colour in the spring, summer and autumn.

Entertain with ease at No. 66, Leigh Cliff Road, indoors and out, with a fantastic garden bar nestled to the rear of the lawn, where bifolding doors open out to the garden.

Next to the chic and stylishly decorated garden bar, which could also serve as a home gym or studio, there is another fantastic, sheltered entertaining area cosily monickered the 'Nook'.

Relax and unwind with a glass of wine, looking back over the aesthetically alluring rear of the home, where each level stacks neatly, cresting with the gabled top floor and its stunning glass balcony.





“THE GARDEN FEELS LIKE ANOTHER ROOM, THE ASTRO TURF MEANS THERE’S NO MUD, IT’S GREAT FOR HOSTING EVENTS.”

## ON YOUR DOORSTEP

From No. 66, Leigh Cliff Road, the beach is your number one stop, easily accessed from the bottom of the road and over the bridge to the coast. Saturday mornings couldn't begin better than with a coffee and pastry beside the sea followed by a walk along the beach.

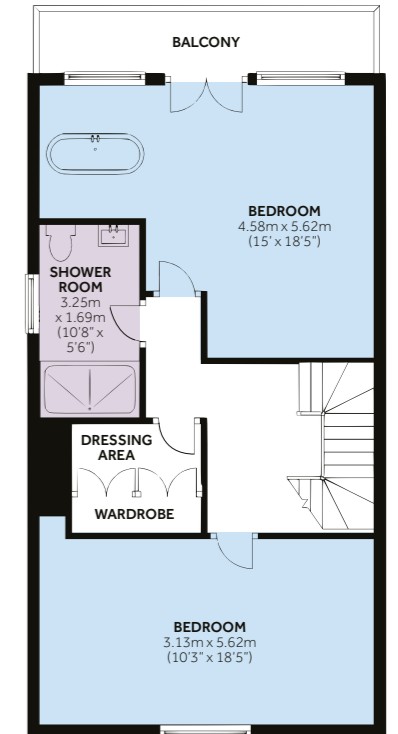
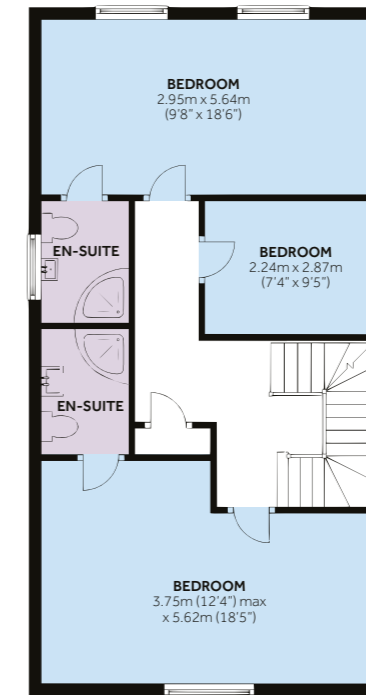
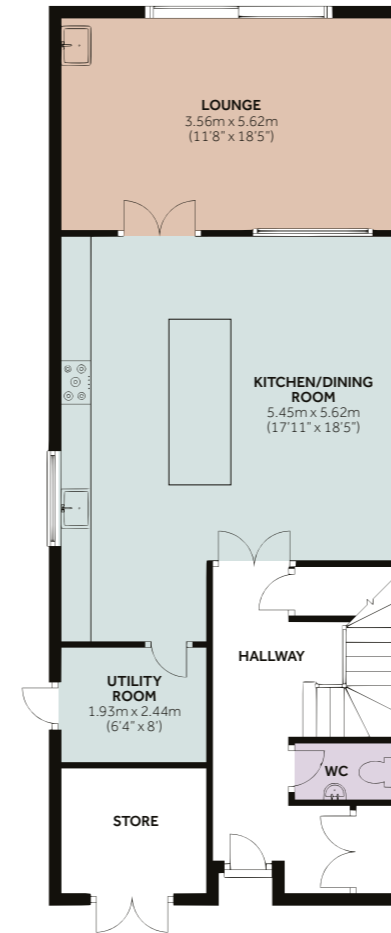
Just one minute's walk to the bright lights, boutiques and bars of Broadway, café culture awaits on the cusp of No. 66, Leigh Cliff Road, allowing you to dip in and out of the hustle and bustle whilst returning to the relaxing calm of home at the drop of a hat. Dine out at Fellini's Dolce Vita, The Estuary and Picante, or pick up your morning fresh-out-of-the-oven bread from Wilma's Bakery; the choice is vast.

Families are so well served by the array of fantastic local amenities, with Chalkwell Park just a stroll away for the obligatory summer playdates, with Leigh Library Gardens play area also close by.

Educational opportunities are second to none, with a number of local primaries including Leigh North Street Primary, West Leigh Junior School and Chalkwell Hall Junior School. There are several independent schools close by including Saint Pierre School and St Michael's School.

Just a short walk to nearby Chalkwell Station, London is brought conveniently close for commuters by expedient rail links.

A simply stunning home, safe, secure and welcoming, No. 66, Leigh Cliff Road combines Tardis-like proportions with a zen-calm, emanating a chilled vibe with great versatility. So contemporary and fresh, yet radiating character and warmth, No. 66, Leigh Cliff Road is an incredible home in a truly spectacular location.



**TOTAL AREA**  
Approx 205.0 sq. metres (2207.0 sq. feet)



To watch our video of this amazing property scan the QR code above.



ashleigh stone

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