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Western Road, SS9 2PD  
5 Bedrooms  
Detached House  
£1,150,000

To arrange a viewing  
call 01702 480 666

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## FOR SALE

Western Road, SS9 2PD

£1,150,000

A Beautiful Family Home on the Marine Estate.

Perfectly positioned on the sought after Marine Estate, 147 Western Road offers the space, comfort and quality every modern family is looking for. This substantial five bedroom home combines generous proportions with a welcoming, relaxed style, creating a place that feels both impressive and genuinely easy to live in. From the moment you step into the spacious reception hallway, there's an immediate sense of light and openness.

The 20ft formal lounge provides an elegant yet comfortable space for family gatherings or quiet evenings in. The superb fitted kitchen features stylish fittings and plenty of quartz workspace, perfect for both everyday meals and entertaining. This opens onto the spacious dining room and flows into a further bright and airy reception room, with Amtico flooring running through, that's truly the heart of the home. Connected to the kitchen is a handy home office with built in storage, ideal for remote work or study. There's also a utility room, ground floor cloakroom and a half garage offering useful storage options. To the rear, a conservatory overlooking the garden, low maintenance and an inviting spot for morning coffee, evening relaxation, or summer barbecues.

Upstairs, the first floor offers a beautifully designed master suite, complete with a dressing room and ensuite shower room. Three further bedrooms are all generous in size and there is a modern family bathroom. On the second floor, there's another bedroom, ideal for guests or older children.

Throughout the home, you'll find high ceilings, large windows and character details that give each room a sense of warmth and individuality. The layout is practical, flowing naturally from one space to the next and every room feels light, spacious and inviting.

The location is one of the property's greatest assets. The Marine Estate remains one of Leigh on Sea's most desirable areas, known for its tree lined streets and friendly community feel. From here, it's just a short walk to Old Leigh, with its charming waterfront pubs and cafés, and to Leigh Broadway, where you'll find independent shops, restaurants, and galleries. Commuters will appreciate the easy access to the London c2c line, offering direct trains into the city, while families benefit from being within reach of Westleigh Primary School, one of the area's most popular choices.

147 Western Road is a home designed for real family living, spacious, versatile and full of character. It offers all the advantages of modern comfort within one of Leigh's most loved neighbourhoods, a place where you can settle, grow and truly feel at home

To arrange a viewing of this super property call 01702 480 666  
or send us an email to [property@ashleighstone.co.uk](mailto:property@ashleighstone.co.uk)

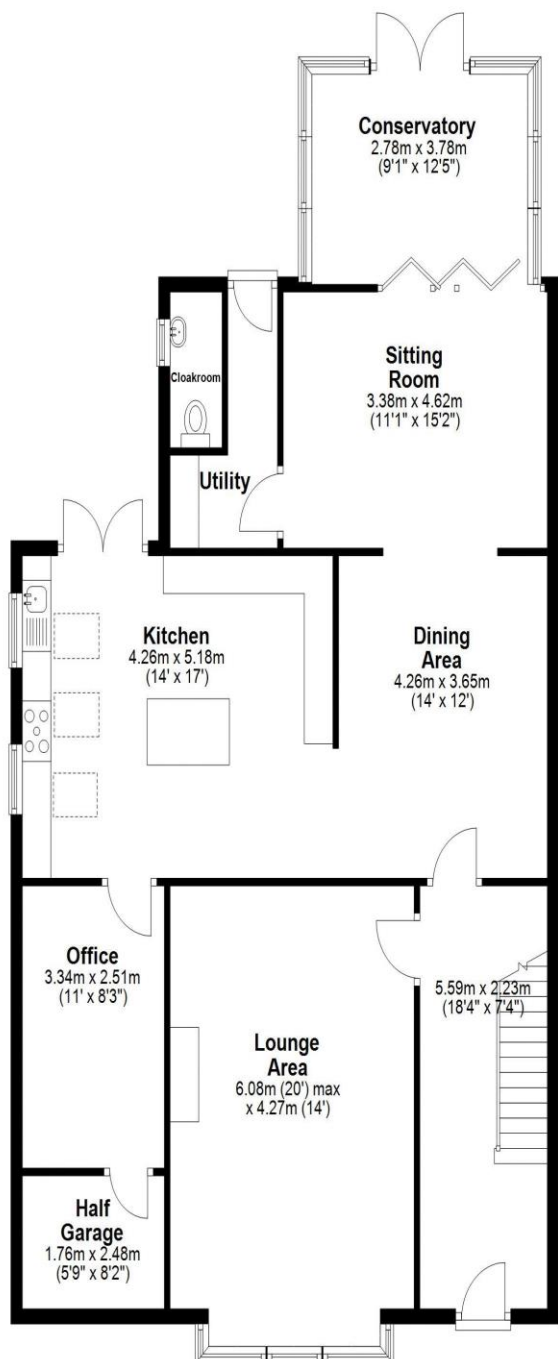


5 BEDROOMS / DETACHED HOUSE / OFF STREET PARKING / MARINE ESTATE

## Floor plans

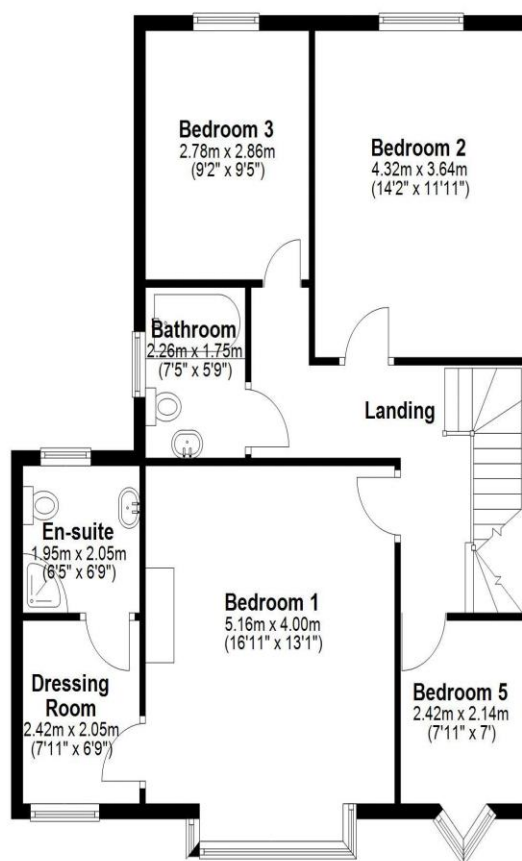
### Ground Floor

Approx. 120.5 sq. metres (1297.0 sq. feet)



### First Floor

Approx. 52.2 sq. metres (561.7 sq. feet)



### Second Floor

Approx. 1.3 sq. metres (13.6 sq. feet)



Total area: approx. 173.9 sq. metres (1872.3 sq. feet)

**ashleigh stone**

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