



**BROWN & BRAND**



**Burnham Road**  
Leigh-on-Sea, SS9 2JS

- Sought after Marine estate location, close to Leigh Broadway, Station and within Westleigh School
- Stunning 2011 built 4 bedroom home, upgraded by current vendor to standard rarely found
- Beautifully fitted open plan Kitchen/diner
- Separate lounge with Bay window

**Offers In Region Of £875,000**

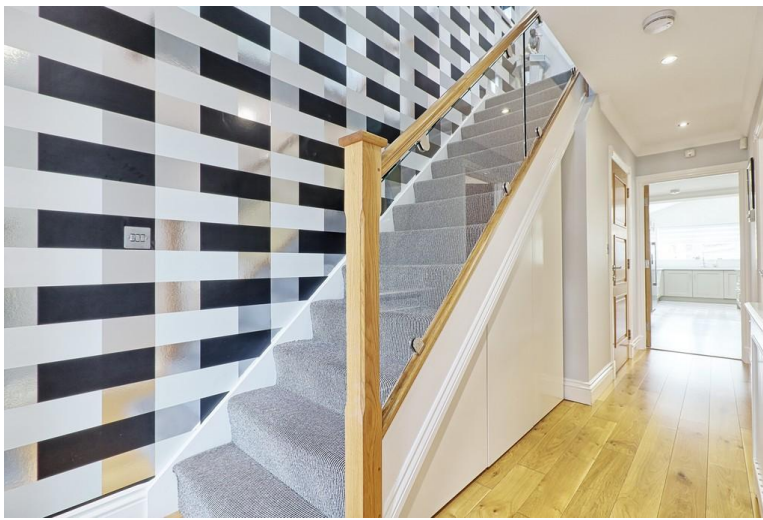






Nestled in the highly sought-after Marine Estate, just a short stroll from Leigh Broadway, the station, and within the prestigious West Leigh School catchment area, this stunning 4 bedroom executive home offers a rare blend of modern luxury and timeless elegance. Built in 2011 and meticulously refitted and refurbished by the current owner, this property is presented to an exceptional standard. Upon entering, you are greeted by a beautifully designed interior that exudes quality and style. The ground floor features a separate lounge with a charming bay window, perfect for relaxation. The heart of the home is the impressive open-plan kitchen/diner, which boasts a central island, top-of-the-line appliances, and a seamless flow that is ideal for entertaining. A two-piece cloakroom on the ground floor adds to the convenience. The first floor offers three versatile bedrooms, each thoughtfully designed to suit modern living. The guest bedroom features its own en-suite, while another bedroom has been expertly fitted as a dressing room, complete with its own private en-suite. The third bedroom is currently set up as a study, perfect for working from home. The second floor is dedicated to the substantial master bedroom, a true sanctuary with built-in wardrobes and a luxurious en-suite shower room. Externally, the rear garden is a beautifully landscaped oasis, designed for low maintenance and year-round enjoyment. It includes a large garden room/summer house, ideal for relaxation or as an additional workspace. The property also benefits from a block-paved frontage providing parking for two vehicles. Further enhancing this remarkable home are features such as underfloor heating, central heating, UPVC double glazing, and solar panels, making it both comfortable and energy-efficient. Priced to attract early interest, this home is a must-see for discerning buyers.





## ACCOMMODATION

Approached by composite panelled entrance door with frosted glass inserts and glazed side panel giving access through to:

### ENTRANCE HALL

Wood strip flooring. Radiator concealed behind cover. Access to stairs to first floor landing with fitted carpet and wooden/glazed balustrade. Under stairs storage. Flat plastered ceiling with spotlight. Mounted thermostat control. Panelled doors giving access to other rooms.

### CLOAKROOM

Fitted in a white two piece suite comprising wall mounted wash hand basin and close coupled WC. Tiled floor. Tiled walls. Obscure UPVC double glazed window to side. Flat plastered ceiling with spotlight.



### LOUNGE

21' x 12' 7" (6.4m x 3.84m) Carpet. Underfloor heating. Large UPVC double glazed bay window to front with fitted shutters. Flat plastered ceiling with coving. Wall mounted fireplace.

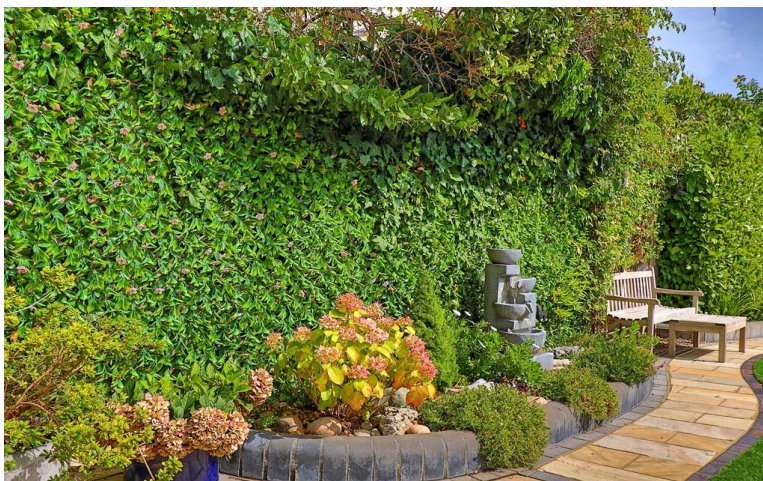
### KITCHEN/DINER

25' 1" x 19' 6" (7.65m x 5.94m) Beautifully appointed room featuring extensively fitted coloured kitchen units to both ground and eye level with granite worktops. Inset sink with boiling hot water tap. Central island with granite worktop and seating area. Induction hob with feature extractor /light. Two Neff ovens . Separate Neff steamer & Microwave. Freestanding American style fridge freezer/ice maker. Integrated and concealed dishwasher. Integrated washing machine. Amtigo wood effect flooring. Designer radiator. Second radiator behind cover UPVC double glazed windows to side and rear. UPVC Double glazed front doors to rear. Ceiling with coving and spotlights. Velux window. Matching unit housing pop up TV.



### FIRST FLOOR LANDING

Carpet. Wood/glazed balustrade. Obscure UPVC double glazed window in stairwell to side. Further UPVC double glazed window to front with shutters. Return staircase with fitted carpet and wooden/glazed balustrade to second floor. Radiator behind cover. Flat plastered ceiling with coving and spotlight. Wood panelled doors to other rooms. Built-in cupboard housing hot water tank.







### **BEDROOM**

17' 9" x 12' 8" (5.41m x 3.86m) Carpet. Radiator behind cover. UPVC double glazed bay window to front with shutters. Flat plastered ceiling with coving. Wood panelled door giving access to.

### **ENSUITE**

Fitted in a wet room style with walk in shower cubicle with twin head shower. Wash hand basin and WC inset to vanity unit with worktop over. Tiled floor and walls. Flat plastered ceiling with inset spotlights and extractor. Stainless steel towel rail/radiator.



### **BEDROOM/STUDY**

11' 9" x 9' 4" (3.58m x 2.84m) Carpet. Radiator. UPVC double glazed window to rear. Flat plastered ceiling with coving. Fitted in a range of storage and display units with cupboards, drawer packs and worktop as currently used as a study.

### **INNER LOBBY**

Carpet. Built-in storage. Flat plastered ceiling with coving and spotlights. Open door well to ensuite. Open archway into dressing room/bedroom.

### **ENSUITE**

Fitted in a wet room design with walk in shower cubicle with twin head shower. Feature sink with worktop and vanity units under and WC. Tiled floor with underfloor heating. Tiled walls. Flat plastered ceiling with spotlight and extractor.



### **BEDROOM/DRESSING ROOM**

12' 7" x 8' 5 (Plus built in furniture)" (3.84m x 2.57m) UPVC Double glazed window to rear. Flat plastered ceiling with coving. Range of built-in wardrobes to two walls. Flat plastered ceiling with coving. Access to loft with pull down loft ladder.

### **SECOND FLOOR LANDING**

Carpet. UPVC Double glazed window to side. Flat plastered ceiling with coving. Wood panelled door giving access through to:

### **BEDROOM ONE**

22' 2" x 15' 2" (6.76m x 4.62m) Carpet. Radiator behind cover. UPVC Double glazed window to rear. Velux Window to front. Range of built-in wardrobes to two walls. Access to eaves storage. Access to loft. Wood panelled door giving access through to:







### **ENSUITE**

Fitted in a wet room design with walk-in shower cubicle with glass screen and twin head shower. Wash hand basin with integral worktop and vanity unit under and close couples WC. Floor with underfloor heating. Tiled walls. Flat plastered ceiling with spotlights and extractor.

### **EXTERNALLY**

#### **REAR GARDEN**

Low maintenance and landscaped rear garden with paved patio areas to front and rear with two matching side paths. Central Astroturf Area. Mature hedge and shrub borders. External lighting and tap. External power. Gated side access. Built-in irrigation system.

#### **GARDEN ROOM/SUMMER HOUSE**

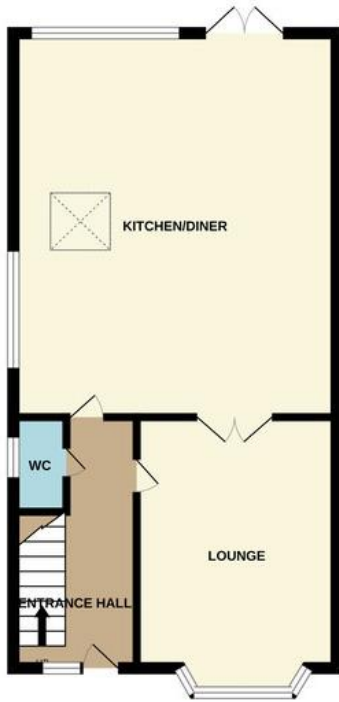
Substantial pitched roof building with half glazed double doors and matching windows. Power and light. Additional adjacent workshop with separate door.

#### **PARKING**

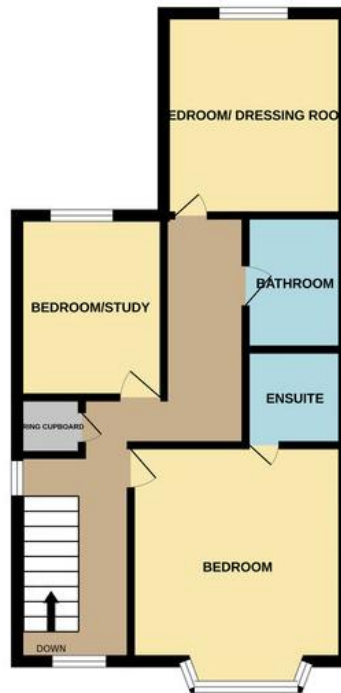
Via block paved frontage providing offstreet parking for two vehicles with boundary wall and fencing. External bollard lighting. Electric point.



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



### Energy performance certificate (EPC)

72 Burnham Road LEIGH-ON-SEA SS9 2JS	Energy rating	Valid until:	3 September 2033
	<b>B</b>	Certificate number:	2051-1141-6070-1007-4905

Property type	Semi-detached house
Total floor area	183 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

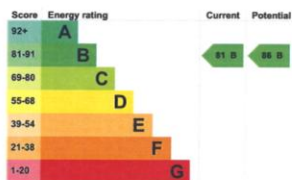
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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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 and 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.