



Brown & Brand



**Cliff Parade**  
Leigh-on-Sea, SS9 1BB

- Imposing character 4-bedroom home offering unrivalled sea views
- Close to station and vibrant Broadway
- Many original features with substantial rooms
- Enormous potential to improve/extend(stp)

**Offers In Excess Of £850,000**







**OPEN DAY ON JULY 26TH 10-1PM  
CALL TO BOOK YOUR TIME SLOT**

This is a rare opportunity to acquire a stunning period property, brimming with character and set in a prime location just moments from the mainline station and the vibrant Broadway with its boutique shops, wine bars, and cafés. Enjoying uninterrupted sea views, this spacious home offers immense potential for enhancement and modernisation.

The accommodation is generously proportioned, featuring many original details including high ceilings and period features throughout. The ground floor comprises two elegant reception rooms and a large kitchen, offering versatile living space ideal for both families and entertaining.

Upstairs, you'll find four well-sized bedrooms, including a superb master suite with direct access to its own private balcony - perfect for taking in the sea air and panoramic views. The property benefits from a four-piece family bathroom as well as a convenient ground floor shower room.

Externally, the home boasts an impressive frontage with ample off-street parking for multiple vehicles, and a charming courtyard-style rear garden that offers a low-maintenance outdoor retreat.

Homes of this character and location are exceptionally rare. Early viewing is highly recommended to fully appreciate the potential this unique property has to offer.





## ACCOMMODATION

Approached via wood panelled double doors with led light inserts giving access to

## PORCH

Tiled floor. Entrance mat. Glazed door with led light side panels giving access to

## ENTRANCE HALL

Tiled floor. Access to stairs to 1st floor, landing with spindle balustrade and panelling. Radiator behind cover. Access to under stairs storage housing electric meter and fuse board. Doors to other rooms.



## RECEPTION ROOM

28' 2" x 13' 9" (8.59m x 4.19m) Double glazed patio doors to front with matching side panels giving access to an Open Terrace. Wood strip flooring. Three radiators two behind covers. Glazed French doors to rear and garden. Two led light windows to side. Two chimney breasts with stone fireplaces.



## INNER HALLWAY

Cushion flooring. Open door well to rear reception room.

## KITCHEN

15' 0" x 8' 5" (4.57m x 2.57m) Fitted in a range of wood units to ground and eye level with worktops over. Inset stainless steel single bowl single drainer sink unit. Space and plumbing for most appliances. Wall mounted boiler for central heating and hot water.(Not Tested). Tiled floor. Two windows and half a glazed door to side. Archway with glazed panel to rear reception room.



## REAR RECEPTION ROOM

12' 5" x 12' 7" (3.78m x 3.84m) Wood strip flooring. Two radiators. Bay to rear within inset French doors and two windows. Central chimney breast with bricks surround. Door giving access to





### **GROUND FLOOR SHOWER ROOM**

Fitted in a three-piece suite comprising shower cubicle with plumbed in shower & glass screen, pedestal wash basin and close coupled WC. Tiled floor. Tiling to sink and shower area. Two obscure windows to side. Radiator and spotlights.

### **FIRST FLOOR LANDING**

Spindle balustrade and handrail. Panelled doors to all rooms. Access to loft with large pitched front window. Built-in storage cupboard.



### **BEDROOM ONE**

18' 8" x 14' 2" (5.69m x 4.32m) Two radiators. Central chimney breast. Double glazed patio doors and French doors giving access to

### **OPEN BALCONY**

Tiled floor. Wood balustrading and surrounds. Enjoys uninterrupted sea views.

### **BEDROOM TWO**

13' 4" x 12' (4.06m x 3.66m) Exposed floorboards. Radiator. Double glazed window to rear.

### **BEDROOM THREE**

12' x 11' 6" (3.66m x 3.51m) Exposed floorboards. Radiator. Double glazed bay window to rear.

### **BEDROOM FOUR**

7' 8" x 8' 6" (2.34m x 2.59m) Exposed floorboards. Radiator. Double glaze window to side.

### **BATHROOM**

4-piece suite comprising self-contained shower cubicle with plumbed in shower, clawfoot freestanding bath, pedestal wash basin and WC. Tiling to most walls and tiled floor. Two obscure double-glazed windows to side. Stainless steel towel rail/radiator. Spotlights.





## **EXTERNALLY**

Courtyard style rear garden with paving and raised flowerbeds. Gated side access.

## **PARKING**

Via substantial frontage providing off street parking for numerous vehicles boarded by hedge and fenced borders.

## **AGENTS NOTE**

This property is held in trust. While the beneficiaries of the trust have verbally indicated their willingness to proceed with a sale, there is currently a charge and/or caution registered against the title in order to protect the relevant beneficial interests. It is anticipated that, at the point of contract exchange, the solicitors acting in the transaction will be required to provide a formal undertaking to secure the removal of the said charge and/or caution. Although we do not foresee any difficulty in this regard, we are disclosing this matter at the outset to ensure transparency and to avoid potential issues later in the transaction process.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Miroplan 12/2025

### Energy performance certificate (EPC)

33 Cliff Parade LEIGH-ON-SEA SS9 1BB	Energy rating <b>E</b>	Valid until: 16 October 2034
		Certificate number: 9350-2871-8400-2604-2281

Property type	Semi-detached house
Total floor area	186 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

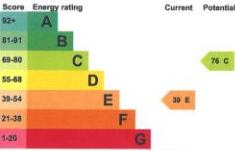
This property's energy rating is E. It has the potential to be C.

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





## Informal Tender Form for

Property Address: 33 Cliff Parade , Leigh-On-Sea SS9 1BB

Please complete this form to submit an informal offer for the above property. Please note the Vendors reserve the right to accept or refuse any offer regardless of the amount offered or the persons involved. Any successful applicant will be notified within 7 days of their offer being submitted and all offers must be received by the close of business on Friday 1st August.

## Your Details

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Postcode: \_\_\_\_\_

Telephones: \_\_\_\_\_

Home: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_



Property Estate Agents & Surveyors

Partners: Paul Brand & Michael B Hopkins



## Your Purchasing Position

Ability to purchase (please describe in detail your position in relation to properties to be sold and speed of transaction required).

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Do you require finance to purchase? \_\_\_\_\_

If so, what amount is required, and with which Lender/Broker has this been agreed?

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## Your Offer

Amount offered £\_\_\_\_\_ Subject to Contract

**All offers must be received at our office by close of business**

**On Friday 1st August**

**Office Address-**



**Property Estate Agents & Surveyors**

Partners: Paul Brand & Michael B Hopkins