

60-62 Leigh Hill Leigh-On-Sea Essex SS9 2DL

A rare opportunity to purchase part of Leigh history with this absolutely charming three/four bedroom detached property, originally built in 1875 as two separate cottages and then later knocked into one dwelling. We understand it first housed a bakery but was then turned into the well known Tea Rooms back in 1950's then in the 1970's it was re-instated into a tea room and also a residential dwelling.

This charming property was originally built as two separate cottages but was later converted into one dwelling with accommodation comprising; entrance hall, a large through lounge with estuary views, separate dining room, additional sitting room/ground floor bedroom and a kitchen which again offers estuary views to both side and rear.

There are two separate staircases which lead to the first floor where you will find three bedrooms, two of which are located to the rear and offer estuary views and a spacious bathroom again with estuary views to the rear.





The property sits on a generous sized south backing plot in the heart of Leigh Conservation area and boasts well tended gardens which surround the property, along with the huge benefit of off street for two vehicles to the front.

We strongly recommend immediate viewing of this beautiful home as properties in this location with such fabulous estuary views very rarely come to the market.

Accommodation Comprises:

The property is approached via part glazed entrance door leading to:

Entrance Hall:

With glazed windows to side aspect, door to:

Dining Room: 11'5 x 11'4

Sash window to rear aspect with estuary views, power points, fitted gas fire with wooden surround, picture rail, door with stairs leading to the basement and further stairs to the first floor and doors to:





stainless steel sink unit, appliance space for appliances, door to garden.

First Floor Accommodation:

As the property was originally built as two cottages there are still two staircases at each side of the house, the first one being accessed from the lounge which leads to:

First Landing Area:

With doors leading to bedrooms 1 and 3.

Bedroom One: 11'5 x 11'4

Sash window to front aspect, built-in wardrobe, radiator.

Bedroom Three: 11'5 x 8'6

Sash window to rear aspect with estuary views, built-in storage cupboard, feature cast iron fireplace with wooden surround, radiator, door to bathroom.

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Bathroom: 11'6 x 8'10

Sash window to rear aspect with estuary views, bath with mixer tap, low level WC, pedestal wash hand basin, door to:

Second Landing Area:

Sash window to side aspect with estuary views, door to bedroom two and stairs leading back down to the dining room.



Sitting Room/Ground Floor Bedroom: 13'4 (into bay) x 11'4 Sash bay window to front aspect, power points, brick built fireplace, radiator.

Lounge: 25'2 x 8'10

Sash bay window to front aspect, stairs leading to the second landing with under stairs storage cupboard, further sash window to rear aspect, feature fireplace with wooden surround, door to kitchen.

Kitchen: 23'11 x 10'4 < 4'11

Windows to both side and rear aspects with estuary views, range of roll edge work tops with cupboards beneath, inset

Bedroom Two: 11'4 x 11'3

Sash window to front aspect, cast iron fireplace, exposed floorboards.

Externally:

Gardens:

The property stands on a generous sized south backing plot with gardens surrounding the entire property both to the side and rear, all of which are cleverly tiered off allowing easy access to approach. There is a large paved patio area to the side of the property where the tea rooms were located along with a storage shed and pathways leading around the property and giving access to the tea rooms, two outside WC's and a further storage area beneath the tea rooms. To the front of the property there is off street parking for two vehicles.

Original Team Room: 19'3 x 11'5

A lovely room with feature vaulted ceiling and double glazed windows to rear and side aspects with estuary views, power and lighting connected.

Storage / Original Pottery Room: 19'2 x 11'2

Located beneath the tea room with windows to both side aspects.















OIEO: £1,000,000 Freehold

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