

home.



GUIDE PRICE

**£1,395,000**

**Thorpe Esplanade**

Thorpe Bay, SS1 3BB

## PROPERTY SUMMARY

Home Estate Agents are honoured to bring to the market this striking 14 room Marine residence occupying a terrific and bold corner plot on the iconic Thorpe Esplanade with 180 degree and uninterrupted Estuary views. There is so much scope to extend to the side and into the large loft space, subject to the usual planning consents.

The accommodation comprises: Pretty entrance porch, large L-shaped reception style hallway, two large rooms which are currently occupied as bedrooms along with a "Jack & Jill" style bathroom with access

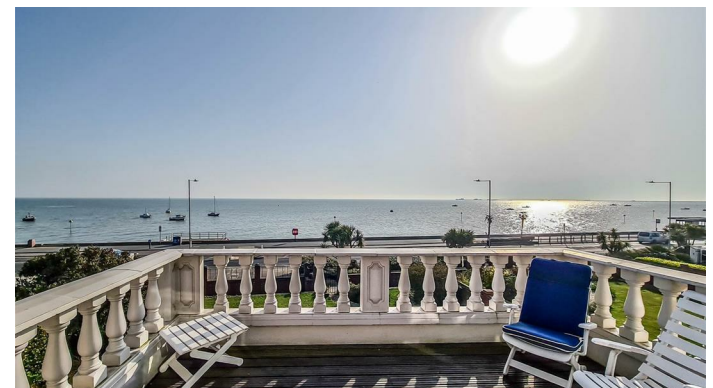
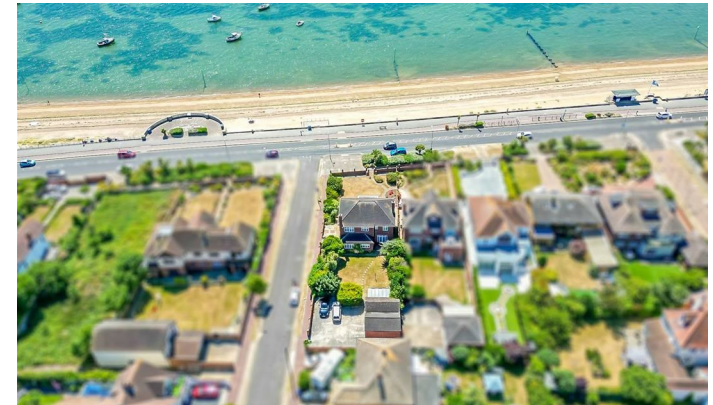
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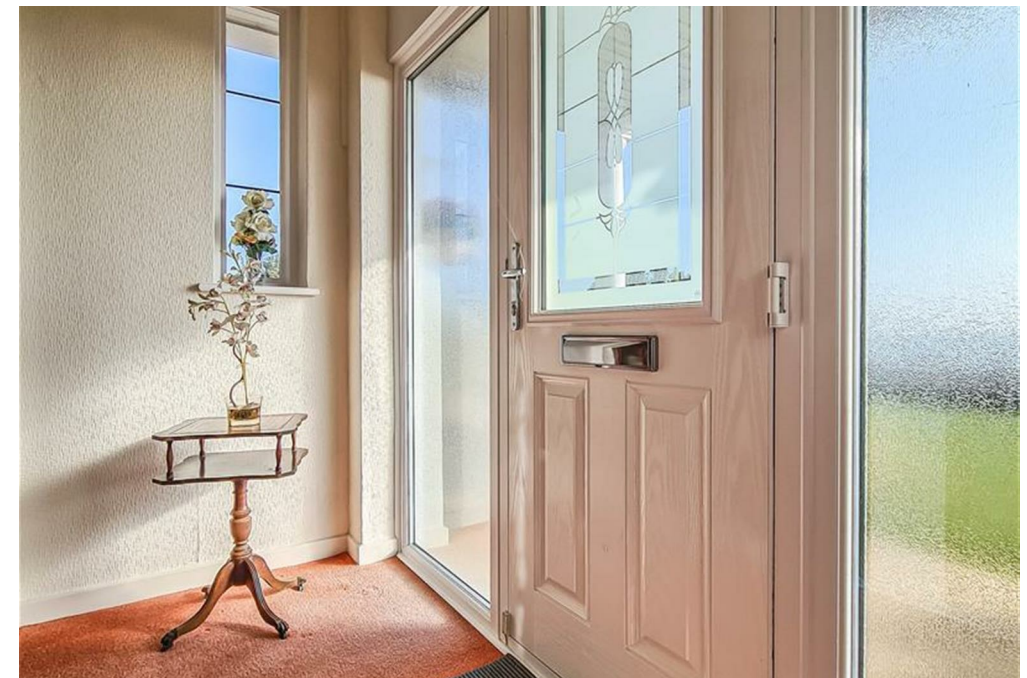


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from one of the bedrooms and directly from the hallway. There is a fitted kitchen with breakfast bar and a grand dual aspect living/dining room completing the ample ground floor space. To the first floor there is a large galleried landing and ideal for office use also with double glazed sliding doors providing access onto a superb size balcony which has 180 degree and panoramic Estuary views. There are two further double bedrooms, a large four piece family bathroom/w.c, wonderful size living room and kitchen just off.





GROUND FLOOR



1ST FLOOR




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**LOCAL AUTHORITY**

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
G

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

home.

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