



16 Dale Road

16 Dale Road Leigh-on-Sea Essex SS9 2RQ

Home Estate Agents are privileged with instruction to offer for sale this extremely spacious five bedroom semi-detached house which is located within the heart of the sought-after 'Marine Estate' in Leigh-on-Sea. This sizeable residence boasts almost 2,300 sq ft of accommodation set over three floors.

The accommodation comprises; entrance porch, hallway, living room, sitting room, kitchen/diner, conservatory and a cloakroom to the ground floor with landing, four bedrooms, a modern family bathroom and en suite shower room to the first. The property has been extended into the second floor to provide a further landing, master bedroom and a contemporary en suite as well as having access to eaves storage.

Externally, this wonderful family home is complimented by paved off street parking to front, an integral garage and a lovely south facing garden to rear.



The property is served by gas central heating and offers replacement double glazing as detailed, with original stain glass windows retained internally.

Situated on Dale Road, within the desirable 'Marine Estate' of Leigh-on-Sea, this super semi-detached house is just a short stroll from nearby seafront and mainline railway station for commuters as well as being within catchment for West Leigh Schools. Also within close proximity is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

We strongly recommend internal viewings to avoid missing out!

Entrance Porch

Victorian style tiled flooring, ceiling light, coved cornice, double glazed French doors to front, double glazed UPVC lead light door also to front. Door to:

Hall

Wooden flooring, stairs leading to first floor with understairs storage, vintage style radiator, picture rail, ceiling rose with light, double glazed opaque lead light window to side. Doors into:

Lounge 18'0 x 13'11

Fitted carpet, coved cornice, ceiling rose with light, feature fireplace, radiator, double glazed bay window to front.



Kitchen 17'0 x 15'2

Luxury vinyl tiled flooring, granite worksurfaces with fitted base units, appliances including the following; space for American fridge freezer, Stoves Range cooker with five burner gas hob, double oven/grill, Villeroy and Boch double Butler sink with stainless steel mixer tap and separate flexi hose, integrated bin store, integrated NEFF dishwasher, space for washing machine and tumble dryer, ceiling light and down lights, storage cupboards, double glazed windows to rear, door into garage. Opening into:

Conservatory 21'2 max x 17'1

Wooden flooring, double glazed surrounding windows, double glazed French doors leading to garden and double glazed Skylight ceiling lantern, ceiling light, with fan, log burner, two radiators, wall mounted lighting. Door to:



Cloakroom

Tiled flooring, ceiling light, WC, corner wash hand basin with taps and tiled splashbacks.

Sitting Room 13'4 x 12'4

Wooden flooring, feature cast iron fireplace, bespoke fitted storage, storage cupboards and shelving to recess, picture rail, ceiling rose with light, wall mounted radiator.

First Floor Landing

Fitted carpet, picture rail, coved cornice, two ceiling lights, radiator, stairs leading to second floor, lead light internal glass. Doors into:

Bedroom Two 10'7 x 9'7

Fitted carpet, radiator, coved cornice, ceiling light, double glazed window to front. Door into:

En-Suite

Tiled flooring and walls, down lights, double glazed window to side, heated towel rail, walk in shower cubicle, wash hand basin with mixer tap and vanity unit, extractor.

Bedroom Three 17'11 x 13'4

Fitted carpet, radiator, picture rail, ceiling light, double glazed bay window to front.

Bedroom Four 13'4 x 10'8

Fitted carpet, coved cornice, ceiling light, wall mounted radiator, double glazed windows to rear.

Bedroom Five 9'3 x 7'2

Fitted carpet, radiator, picture rail, ceiling light, double glazed windows to front.

Second Floor Landing

Stairs from the first floor, double glazed window to side, ceiling light. Door into:

Bedroom One 11'9 x 12'11

Fitted carpet with underfloor heating, down lights, ceiling light, fitted wardrobes and storage, double glazed windows to rear, double glazed French doors with Juliet balcony and partial view towards the sea. Door into:

En-Suite

Tiled flooring, part tiled walls, down lights, extractor, WC, dual wash hand basins with mixer tap, vanity unit and Quartz worksurfaces, walk in shower, access to eaves storage, double glazed Velux window to front.

Externally

Frontage

Off street parking, garage.

Rear Garden

South facing rear garden with patio, lawn, shrubs, outside seating area with decking, summer house/shed, side access.







TOTAL FLOOR AREA : 2293 sq.ft. approx.
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Price £999,950 Freehold

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