



122 Grand Parade

122 Grand Parade Leigh-on-Sea Essex SS9 1EE

Home Estate Agents are privileged with instructions to offer for sale Sunny Bank, a fabulous detached house which has been occupied by the current owners for nearly 40 years and is located on the highly sought after Grand Parade.

Tucked away at the end of Undercliff Gardens, this unique property benefits from incredible estuary views from both floors and also boasts large, well maintained gardens to both the front and rear of the property along with a large detached double garage and additional off street parking.

The accommodation comprises to the ground floor; entrance hall, guest cloakroom, a spacious lounge & dining room with access to the gardens, a separate kitchen/breakfast room again with access to the gardens plus a master bedroom with en suite bathroom suite. The first floor boasts a wonderful sitting room with fabulous estuary views and access to a large south facing terrace, two double bedrooms and a second bathroom.



Externally the property offers well maintained and easily accessible tiered gardens to the front, whilst to the rear there is a large deck area, creating the perfect space for outside dining and entertaining plus a large additional lawn area.

Parking is provided by a detached double garage with electronically operated door and two additional parking spaces.

Properties like Sunny Bank very rarely become available to the open market, so we strongly recommend an internal viewing to fully appreciate what this incredible property has to offer.

Accommodation Comprises

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

Entrance Hall 12'2 x 8'1

Double glazed window to side aspect, limestone tiled flooring with underfloor heating, meter cupboard, additional cloaks cupboard, radiator, doors to:

Ground Floor Cloakroom

Double glazed obscure window to front aspect, low level WC, wash hand basin, limestone tiled flooring with underfloor heating.

Open Plan Lounge & Dining Room 25'8 x 15'11 (max)

A wonderful south facing room with two clearly defined areas as



units with mixer tap, inset into a range of granite work surfaces with cupboards and drawers beneath, integrated AEG oven and microwave oven, further integrated MIELE dishwasher, washing machine and separate dryer, range of matching eye level wall mounted units, central island with inset five ring gas hob with extractor hood over, limestone tiled flooring with underfloor heating, heart, built-in storage cupboard, two vertical radiators.

Master Bedroom 16'5 x 118 (plus wardrobe depth)

Two double glazed windows to rear and side aspects with bespoke fitted plantation shutters, carpeted, extensive range of fitted wardrobes to remain, radiator, door to:

En-Suite Bathroom 13' (max) x 10'8

Three double glazed obscure windows to side and rear aspects, modern suite comprising; bath with mixer tap, low level WC, fully tiled walk-in shower cubicle, over sized wash hand basin with mixer tap and vanity cupboards beneath, fully tiled to surrounding walls, two heated towel rails, underfloor heating.

First Floor Sitting Room 18'9 x 17'10

A wonderful dual aspect room with double glazed window to side aspect and double glazed patio doors to rear, giving access to a south facing terrace, carpeted, several built-in eaves cupboards - one housing a hot water tank and separate boiler (not tested), two radiators, doors to:

Bedroom Two 11' x 9'4

Double glazed window to front aspect with bespoke fitted plantation shutters, carpeted, radiator.

follows:

Lounge 15'9 x 11'1

Double glazed patio doors to the front aspect with bespoke fitted electric blinds, giving access to the rear garden, carpeted, two radiators, door to kitchen, archway through to::

Dining Room 15'11 x 14'1

Double glazed window to side aspect, carpeted, stairs leading to the first floor landing with under stairs storage cupboard, brick built-in fireplace with tiled hearth, radiator, door to hall.

Kitchen/Breakfast Room 20'4 x 12'2

Double glazed patio doors with bespoke fitted electric blinds to rear giving access to the garden. The kitchen is fitted to include twin sink



Bedroom Three 10'10 x 9'7

Double glazed window to front aspect with bespoke fitted plantation shutters, carpeted, radiator.

Bathroom 8'6 x 6'9

Double glazed obscure window to side aspect, modern suite comprising; bath with mixer tap, walk-in shower cubicle. low level WC, over sized wash hand basin with mixer tap and vanity cupboards beneath, fully tiled to surrounding walls, heated towel rail.

Externally

Rear Garden

The property benefits from a fabulous south facing garden which commences with an extensive deck area to the immediate rear, creating a wonderful space for outside dining and entertaining. The remainder of the garden is laid to lawn with an established array of flower, shrub and herbaceous borders, outside lighting, outside water taps, side access leading round to the front of the property.

Front Garden

Well maintained tiered gardens leading down from Grand Parade with lawn areas and seating areas.

Detached Double Garage 21'8 x 16'

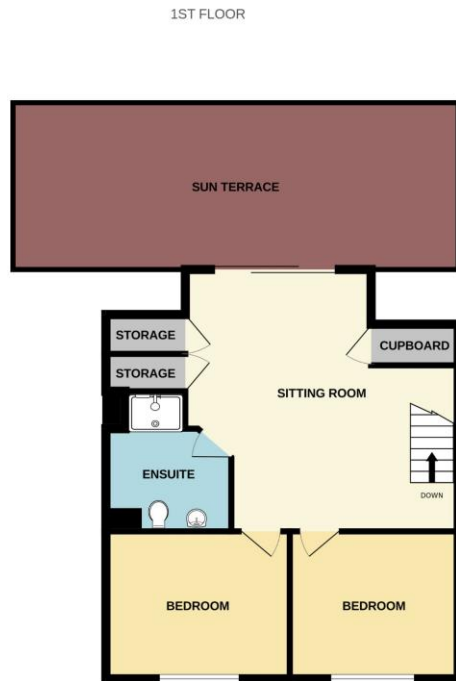
With electronically operated up and over door, double glazed windows to rear, solar panels.











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Guide Price £1,200,000 Freehold

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HP1222 Printed by Ravensworth 01670 713330