



27 Grand Parade

# 27 Grand Parade Leigh-on-Sea Essex SS9 1DX

Home Estate Agents are privileged to offer for sale this fabulous five bedroom character property, situated on the brow of Grand Parade and therefore enjoying some incredible estuary views and which has been the subject of a complete remodel by the current owners to a very high specification.

The accommodation is cleverly spread out over three floors and comprises; grand entrance hall, ground floor cloakroom, a gorgeous open plan kitchen & breakfast room which is open plan through to a stylish snug, complete with log burner. There is also a separate utility room and additional lounge with access to the rear garden.

The first floor benefits from three large double bedrooms, two of which are located to the front and offer the same stunning estuary views along with a luxury family bathroom and a separate laundry room/shower room combined.

On the top floor there is another large double bedroom with estuary views and a smart sitting room with a vaulted ceiling (which could also be utilised as bedroom five), This room has a fitted kitchen area, a separate three piece shower room and access to a wonderful south facing balcony with once again, incredible estuary views.



Externally the property offers a secluded rear garden and off street parking to the front for three vehicles.

Situated on Leigh-on-Sea's prominent Grand Parade, this marvellous home is perfectly positioned for all nearby amenities which includes the seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

## Accommodation Comprises

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

### Entrance Hall 16'8 x 7'7

A wonderful entrance hall with sash window to front aspect, stairs leading to the first floor landing with under stairs storage cupboard, cornice to ceiling, cast iron effect radiator, doors to:

### Ground Floor Cloakroom 3'3 x 2'8

Modern two piece suite comprising; low level WC, wall mounted wash hand basin, half tiled to surrounding walls, tiled flooring.

### Lounge 15'5 x 11'5

Double glazed windows and door to rear aspect, carpeted, cornice to ceiling with attractive plaster mouldings, picture rail, bespoke fitted TV display and storage unit with glass doors, Biofuel stove with tiled hearth, cast iron effect vertical radiator.



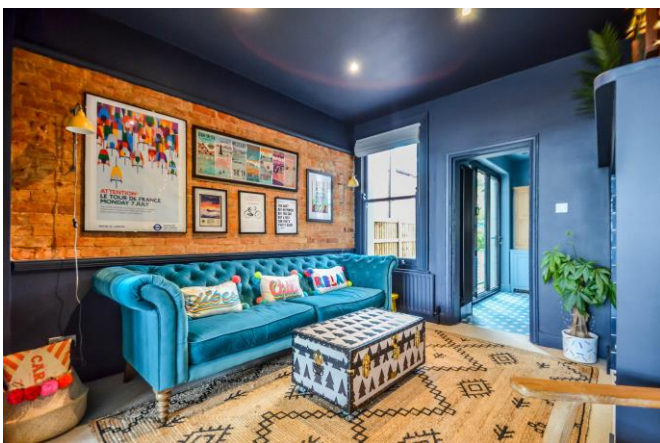
**Kitchen & Family Room 28'8 x 15'6 (reducing to) 11'6**  
A fabulous room with two clearly defined areas as follows:

**Kitchen 16'8 x 15'6**

Bay window to front aspect with estuary views. The kitchen is fitted to include a one and quarter bowl sink unit with mixer tap, inset into a range of QUARTZ work surfaces with cupboards and drawers beneath, integrated NEFF 'slide & hide' double ovens, AEG four ring hob with extractor hood above, integrated dishwasher, appliance space for fridge/freezer, exposed brick work, luxury vinyl tiled flooring, cornice to ceiling with plaster mouldings with central ceiling rose, radiator. open plan to:

**Family Room 11'11 x 11'10**

Sash window to rear aspect, feature fireplace with inset log burner and tiled hearth, radiator, door to:



**Utility Room 16'7 x 6'9**

Windows to side and rear aspect, double glazed bi folding doors to side aspect, butler sink with mixer tap, inset into a range of wood block work surfaces with cupboards beneath, wall mounted boiler (not tested), cast iron effect vertical radiator.

**First Floor Landing 19'8 x 12'2**

Stairs leading to the second floor landing, sash window to rear aspect, cast iron effect radiator, doors to:

**Bedroom One 17'3 (into bay) x 15'1**

A wonderful master bedroom with double glazed bay window to front aspect affording gorgeous estuary views, carpeted, cornice to ceiling with central ceiling rose, picture rail, feature cast iron fireplace with attractive surround, three quarter wood panelling to bed recess, three wall light points, cast iron effect radiator.

**Bedroom Two 13'7 x 12'4**

Two double glazed sash windows to rear aspect, carpeted, cornice to ceiling, picture rail, built-in storage cupboard housing new pressurised hot water cylinder, radiator.

**Bedroom Three 12'8 x 9'9**

Double glazed sash window and further Sash window both to front aspect with estuary views, carpeted, cornice to ceiling, picture rail, built-in storage cupboard, radiator.

**Bathroom 11'4 x 10'6**

Obscure sash window to rear aspect, luxury four piece suite comprising; claw footed bath with mixer tap and shower attachment, high flushing WC, fully tiled walk-in shower cubicle, wash hand basin with mixer tap and storage beneath, exposed brick work to one wall, tiled flooring with underfloor heating, heated towel rail.

#### Laundry Room/Shower Room 10'1 x 6'8

Sash window to side aspect, fully tiled shower cubicle, low level WC, butler sink with mixer tap, inset into a range of square edge work surfaces with appliance space and plumbing for washing machine and dryer beneath, heated towel rail.

#### Second Floor Landing 12'7 x 3'1

Glazed windows and doors to:

#### Office/Bedroom Four 12'8 (max) x 11'2

Double glazed window to front aspect with estuary views, exposed and varnished floorboards, exposed brick work to one wall, large walk-in eaves storage, cast iron effect radiator.

#### Sitting Room/Bedroom Five 20'2 x 13'3 (max)

A fabulous room with double glazed windows and door to the front, giving access to a south facing balcony with wonderful estuary views, exposed and varnished floorboards, feature vaulted ceiling with exposed beams, brick built fireplace with space for electric log burner and tiled hearth, vertical cast iron effect radiator, built-in eaves storage, door to en suite shower room.

#### Kitchen Area

Modern sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards beneath and integrated fridge, matching eye level wall mounted units with concealed lighting beneath.

#### En Suite Shower Room 7'8 x 6'4

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, half pedestal wash hand basin with mixer tap, smooth plastered ceiling with inset spotlighting, roof light, heated towel rail.

#### Externally

#### Rear Garden

Commencing with a patio area to the immediate rear with the remainder being laid to lawn, garden room with power and lighting connected, side access to the front and further pedestrian access to the rear.

#### Front Garden

The front garden is paved providing off street parking for several vehicles.







YOU CAN'T  
BUY HAPPINESS  
BUT YOU CAN  
BUY A BICE  
AND THAT'S  
PRETTY CLOSE











TOTAL FLOOR AREA : 2138 sq.ft. approx.  
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£1,299,995 Freehold

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