



20 The Leas

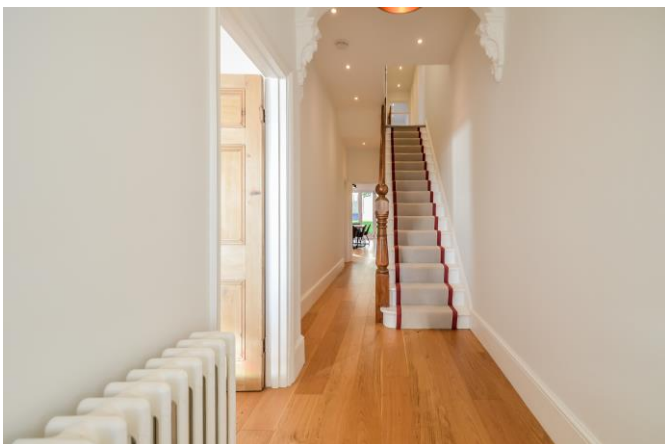
20 The Leas Westcliff-On-Sea Essex SS0 8EB

Home Estate Agents are privileged to offer for sale this incredible five double bedroom seafront period property which offers just over 2,300 square feet of living accommodation and which has been the subject of a recent complete refurbishment programme. The current owners have tastefully and sympathetically retained many of the original features throughout the property.

The accommodation comprises to the ground floor; entrance porch, grand reception hall, lounge with estuary views leading through to a separate dining room with access to the rear garden plus a beautifully fitted open plan kitchen to the rear.

The first & second floors boast five double bedrooms - the master situated at the front with access to a south facing balcony with estuary views, a luxury fitted four piece bathroom suite and additional shower room to the top floor.

The property also benefits from a large basement area with a separate utility room whilst externally there is a newly landscaped rear garden which also has views of the estuary and off street parking to the front for two vehicles.



Situated within The Leas, Westcliff On Sea, this stunning character property takes full advantage of its seafront position with beautiful and impressive estuary views and is located perfectly for all local amenities which includes nearby station giving direct access to London Fenchurch Street, shops and the promenade.

Accommodation Comprises:

The property is approached from wonderful mosaic steps leading to twin panelled & stained glass door which leads through to:

Entrance Hall 28'8 x 5'10

A wonderful and grand entrance accessed from a coloured led light door, solid oak wood flooring, stairs leading to the first floor landing with under stairs storage cupboard, coved and smooth plastered ceiling with inset spotlighting and ceiling rose, feature cast iron effect radiator, door to basement and further original panelled internal doors to accommodation off.

Guest Cloakroom 5'2 x 2'10

Obscure glazed window to side aspect, modern two piece suite comprising; low level WC, wall mounted wash hand basin with mixer tap, half tiled to surrounding walls, oak wood flooring, smooth plastered ceiling with inset spotlighting.



Kitchen Breakfast Room 23'8 x 12'4

A beautiful room with two sash windows to side aspect and two sets of double glazed bi folding doors to both rear and side aspect giving access to the garden. The kitchen is fitted to include a sink with 'Quooker' hot water tap inset into a range of Corian work surfaces with cupboards and drawers beneath, integrated twin BOSCH ovens, one a grill and microwave combined and additional plate warmer beneath, matching BOSCH five ring hob, further range of matching eye level wall mounted units with concealed lighting beneath, integrated BOSCH fridge, separate freezer and dishwasher all to remain, oak wood flooring, power points, smooth plastered ceiling with inset spotlighting, integrated Smart NEST Thermostat.

First Floor Landing 40'0 x 6'0

An incredible split level landing with double glazed French doors to front aspect, giving access to a wonderful south facing balcony with beautiful estuary views, carpeted, power points, coved cornice to ceiling with inset spotlighting, stairs leading to the second floor landing, two feature cast iron radiators, doors to accommodation off.

Bedroom One 17'0 (into bay) x 12'11

Double glazed sash windows to front aspect with French doors giving access to the balcony, additional double glazed window to side, carpeted, power points, smooth plastered ceiling with inset spotlighting, two wall light points, two feature cast iron radiators.

Bedroom Three 12'11 x 11'11

Sash windows to both side and rear aspects, carpeted, power points, coved cornice to ceiling with inset spotlighting, feature cast iron radiator.

Bedroom Five 11'8 x 10'11

Double glazed sash window to rear aspect, carpeted, power points, smooth plastered ceiling, feature cast iron radiator.



Lounge & Dining Room 30'7 x 13'10 (reducing to) 12'0

A fantastic through room which is divided into two areas as follows:

Lounge 17'4 (into bay) x 12'10

Sash windows to front aspect with French doors opening onto a south facing veranda with fabulous estuary views, additional sash window to side aspect, solid oak wood flooring, power points, feature cast iron fireplace, coved cornice to ceiling with inset spotlighting, two feature cast iron effect radiators, square arch giving access to the dining area.

Dining Room 12'11 x 12'0

Sash window to side aspect, continuation of oak wood flooring, power points, coved cornice to ceiling with inset spotlighting, feature marble fireplace with tiled hearth, feature cast iron effect radiator, double glazed French doors to rear giving access to the garden.

Bathroom 12'1 x 8'3

Two frosted sash windows to side aspect, four piece suite comprising; floor standing bath with mixer tap, low level WC, fully tiled shower cubicle, wash hand basin with mixer tap and vanity drawers beneath, half tiled to surrounding walls, coved and smooth plastered ceiling with inset spotlighting, heated towel rail, underfloor heating.

Store Room 5'2 x 2'8

Obscure glazed window to side aspect, carpeted, smooth plastered ceiling.

Second Floor Landing 13'9 x 5'3

Which is carpeted, power points, smooth plastered ceiling with inset spotlighting, feature cast iron radiators, doors to accommodation off

Bedroom Two 13'10 x 13'7

Double glazed French doors to front aspect offering fabulous estuary views and giving access to a south facing balcony, smooth plastered ceiling with inset spotlighting, feature cast iron radiator.

Bedroom Four 12'9 x 12'4 (reducing to) 10'2

Window to rear aspect, carpeted, power points, smooth plastered ceiling with inset spotlighting, two wall light points, feature cast iron effect radiator.

Shower Room 7'3 x 4'10

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with vanity unit and mixer tap, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Basement 18'9 (reducing to) 6'4 x 18'1

Accessed via the hallway, this is an amazing L shaped space with window to side, power and lighting connected, access to the utility room.

Utility 9'2 x 6'0

Stainless steel single drainer sink unit with mixer tap with cupboard beneath, appliance space and plumbing for washing machine.

Externally

Rear Garden

The property benefits from a recently landscaped garden which commences with a block paved patio area to the immediate rear and enclosed by screen panelled fencing, outside lighting, water tap, views of the estuary, side access to the front of the property.

Parking

There is block paving to the front allowing off street parking for two vehicles.







TOTAL FLOOR AREA: 2319 sq. ft. approx.
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Offers Over £1,350,000 Freehold

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