



46 Hillside Crescent

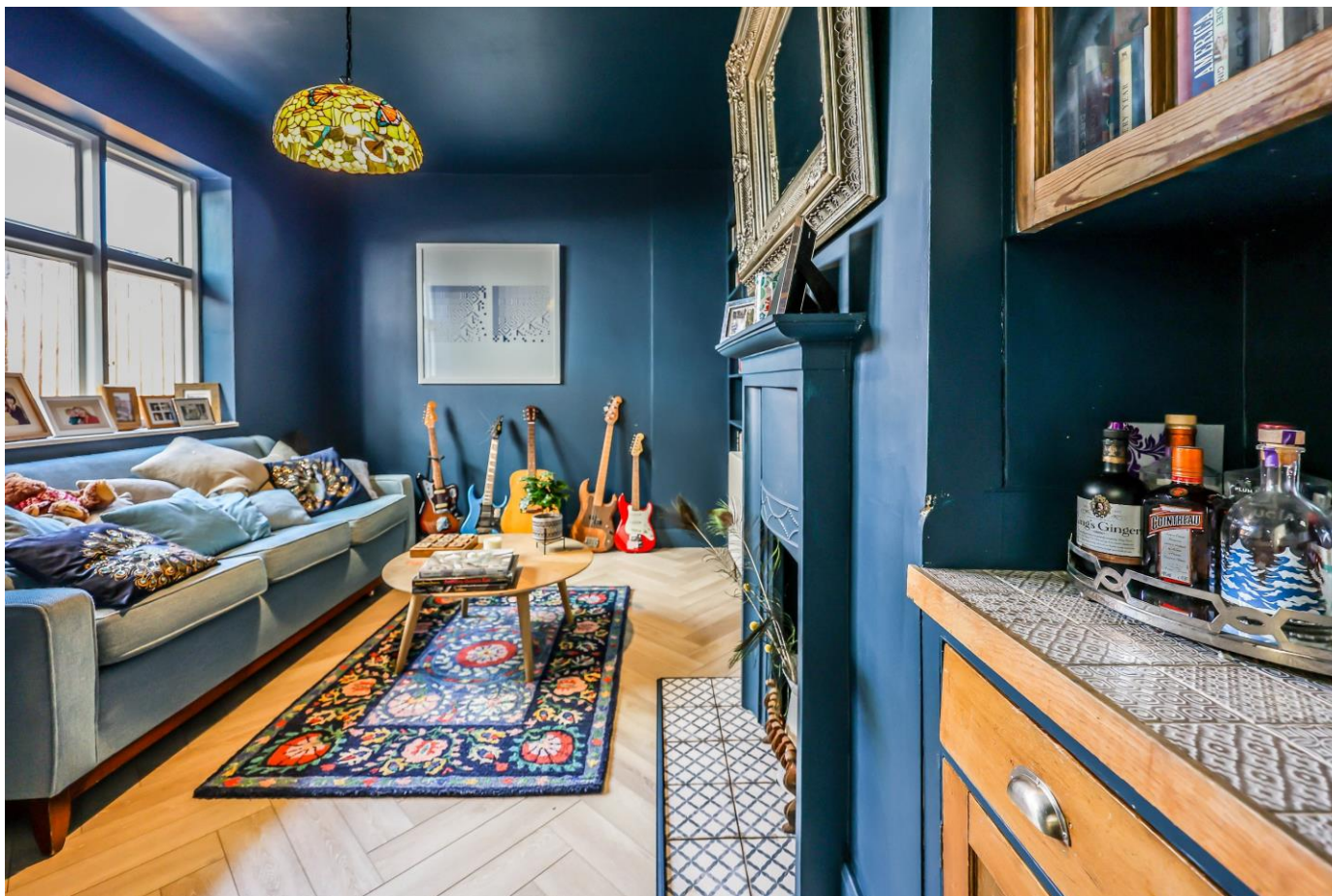
46 Hillside Crescent Leigh-on-Sea Essex SS9 1EP

Home Estate Agents are privileged to offer for sale this incredible four bedroom detached period property, with planning approved to add a loft room, which has been the subject of an extensive refurbishment programme by the current owners and still retains a mixture of original character features along with a modern and contemporary feel.

The accommodation comprises; spacious entrance hall, ground floor cloakroom, three separate reception rooms including a formal living room, snug and family room, a separate utility room plus a beautiful open plan kitchen & family room which overlooks the south backing rear garden.

The first floor benefits from a bright and airy landing, four well appointed bedrooms including a master suite complete with walk-in closet and en suite shower and a luxury fitted family bathroom. Planning has recently been passed for a loft conversion - drawings available to view together to structural plans.

Externally the property boasts a great size south backing plot with ample parking facilities to the front along with a small



garage, whilst to the rear there is a good size garden, creating a wonderful space for outside dining and entertaining.

Situated on Hillside Crescent in Leigh on Sea, this stunning home provides excellent location for the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short walk is Leigh's fashionable Broadway & Leigh road with its array of bars, cafés, restaurants and popular boutiques.

Accommodation Comprises:

Entrance Hall 17'11 x 8'10 max

A large and welcoming entrance hall with stairs leading to the first floor landing with understairs storage cupboard, herringbone wood flooring, plate rail, newly plastered ceiling, cast iron effect radiator. Doors to:

Ground Floor Cloakroom 6'2 x 5'4

Obscure glazed window to side aspect with bespoke fitted plantation shutters, wall mounted wash hand basin, low level w.c, wall mounted boiler (not tested), floor standing hot water tank, tiled flooring, smooth plastered ceiling with inset spot lighting.



Family Room 14'9 x 11'10

Double glazed French doors to rear aspect, herringbone wood flooring, feature cast iron fireplace with tiled hearth, coved cornice to smooth plastered ceiling with central ceiling rose, large full width and full height bespoke fitted book case to one wall, picture rail, cast iron effect fireplace.

Inner Hallway 14'9 x 4'2

A lovely walkway down to the main family kitchen room with two feature roof lanterns, herringbone wood flooring, exposed brickwork to one wall. Door to:

Utility Room 8'5 x 8'1

Double glazed window to rear aspect, roll edge work surfaces with cupboard beneath, appliance space and plumbing for washing machine and dryer, herringbone wood flooring. Door to:

Open Plan Kitchen/Family Room 34'3 x 19'4 reducing to 13'4

Double glazed sliding full height doors to rear giving access to the rear garden. A beautifully fitted kitchen with inset sink unit with boiling hot tap into a range of Corian work surfaces with cupboards and drawers beneath, integrated twin integrated ovens - one being a combined microwave, integrated fridge and separate freezer. integrated dishwasher, central island with matching worktops and cupboards beneath with seating around, smooth plastered ceiling with inset spot lighting, feature roof lantern.

First Floor Landing 16'3 x 15'1 max

Double glazed window to side aspect, carpeted, smooth plastered ceiling, picture rail. Doors to:



Lounge 18'7 x 16'2

Double glazed bay window to front aspect with an additional double glazed window to side both with bespoke fitted shutters, herringbone wood flooring, feature fireplace with inset log burner with slate hearth, bespoke fitted alcove storage cupboards, three quarter feature wood paneling to walls, four wall light points, cast iron effect radiator, coving to smooth plastered ceiling, two additional obscure glazed leadlight windows to side aspect.

Snug 14'9 x 11'3

Window to side aspect, herringbone wood flooring, feature fireplace with tiled hearth, cast iron effect radiator, smooth plastered ceiling, fitted alcove storage with cupboards and drawers with glazed display cabinet above.

Bedroom One 15'3 x 12'1

Double glazed windows to front and side aspect, carpeted, smooth plastered ceiling, picture rail, cast iron effect radiator, range of mirror fronted doors leading to a walk-in closet and one leading to the en-suite shower room.

Walk-in Closet 5'5 x 3'10

Range of hanging storage.

En-Suite Shower Room 7'7 x 4'7

Obscure glazed leadlight window to rear aspect with fitted plantation bespoke shutters, three piece suite comprising fully tiled walls in shower, low level w.c, wash hand basin with mixer tap with vanity unit beneath, smooth plastered ceiling with inset spot lighting, tiled flooring, picture rail, heated towel rail.

Bedroom Two 14'4 x 12'1

Double glazed windows to side and rear aspect, carpeted, picture rail, cast iron effect radiator.





Bedroom Three 11'11 x 9'10

Double glazed door to rear giving access to a wonderful south facing balcony, carpeted, smooth plastered ceiling, picture rail, radiator.

Bedroom Four 9'1 x 7'9

Double glazed window to front and side aspect with fitted plantation shutters, carpeted, smooth plastered ceiling, cast iron effect radiator.

Family Bathroom 8'2 x 8'2

Obscure glazed window to side aspect with bespoke fitted plantation shutters.

Externally

Rear Garden:

The property benefits from a great size south backing rear garden with paved patio to the immediate rear with the remainder being laid to lawn with screen panel fencing, outside lighting, outside water tap, side access to the front.

Front Garden:

There is block paving to the front providing off street parking for several vehicles and access to the garage.

Garage

Up and over door, power and lighting connected.

Agent Note

Planning recently passed for a loft conversion - drawings available.







GROUND FLOOR
1410 sq.ft. approx.



1ST FLOOR
762 sq.ft. approx.



TOTAL FLOOR AREA: 2172 sq.ft. approx.
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Guide Price: £1,295,000 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from nis or ner Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.