



87 Marine Parade



# 87 Marine Parade Leigh-on-Sea Essex SS9 2NL

Home Of Leigh are super excited to offer sale for this absolutely stunning four bedroom semi detached house. Situated on the enviable Marine Parade with some gorgeous estuary views, this beautiful family home is also being offered with no onward chain.

The accommodation comprises; spacious entrance hall, ground floor shower room, utility room, a south facing lounge with glazed doors leading through to an impressive open plan kitchen, dining and family room which opens up onto the rear garden.

The first floor boasts a luxury fitted family bathroom and four well proportioned bedrooms, two of which have an extensive range of fitted wardrobes along with the fourth bedroom having access to a south facing balcony with estuary views.

Externally, there is a fabulous rear garden with composite decked patio area, joining to the open plan indoor living space. The patio leads down to paving and the remainder of the garden being laid to lawn. Creating a wonderful space for outside dining and entertaining. The front of the property has off street parking.



Situated on Marine Parade, within the desirable 'Marine Estate' of Leigh-on-Sea, this sensational semi-detached house is just a short stroll from all local amenities which includes nearby seafront, schools, parks and mainline railway station - serving London Fenchurch Street for commuters. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

## Accommodation Comprises

Part glazed Endurance entrance door with ABS master locking system and Veranda with Terrazzo tiled floor leading to:

## Entrance Hall 17'9 x 9'6 max

A lovely welcoming entrance hall with stairs leading to the first floor accommodation with two understairs storage cupboards, luxury Invictus tiled Herringbone style flooring, feature wood panelling to walls, double glazed windows to front and side aspect, smooth plastered ceiling with central ceiling rose, radiator. Doors to:

## Ground Floor Shower Room 6'2 x 5'11

Double glazed obscure window to side aspect, three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with Crosswater mixer tap and vanity drawers beneath, tiled







beneath, integrated BOSCH twin ovens and five ring ELICA hob with built-in extractor hood, further range matching cupboards and storage, built-in bin storage, central island with seating around and matching work tops and storage beneath, appliance space for fridge/freezer, integrated dishwasher, three feature solar roof lanterns, luxury Invictus tiled Herringbone style flooring (partly underfloor heated in TV area), two vertical radiators.

**Dining Area 13'11 x 12'1**

Smooth plastered ceiling with inset spotlighting, luxury Invictus tiled Herringbone style flooring (partly under floor heated), radiator.

**Utility Room 9'3 x 4'10**

Plumbing and appliance space for washing machine, wall mounted boiler (not tested).

**First Floor Landing 12'7 x 10'5 max**

Double glazed window to side aspect, carpeted, smooth plastered ceiling with inset spotlighting and ceiling rose. Doors to:

**Bedroom One 15'9 into bay x 11'1 plus depth of wardrobe**

Double glazed bay window to front aspect with estuary views, carpeted, extensive range of fitted floor to ceiling wardrobes with hidden space for TV, integrated drawers, smooth plastered ceiling with central ceiling rose, radiator.

**Bedroom Two 11'1 x 9'10**

Two double glazed windows to rear aspect, carpeted, extensive range of floor to ceiling fitted wardrobes with integrated drawers and hanging space, smooth plastered ceiling with inset spotlighting, radiator.

splashbacks, Terrazzo tiled flooring, heated towel rail.

**Lounge 16'10 into bay x 14'1**

Double glazed bay window to front aspect, luxury Invictus tiled Herringbone style flooring, feature tiled fireplace with matching hearth and wood surround, smooth plastered ceiling with central ceiling rose, radiator, glazed doors leading through to kitchen.

**Open Plan Kitchen & Family Room 26'4 x 22'6 < 14'1**

Stunning open plan living space with three defined areas as follows;

**Kitchen Area 22'6 x 15'1**

Double glazed sliding window and doors to rear aspect. The kitchen is fitted to include a modern sink unit with inset filter tap, inset into a range of QUARTZ work surfaces with cupboards and drawers





### Bedroom Three 11'1 x 9'6 max

Double glazed windows to rear and side aspects, carpeted, smooth plastered ceiling with inset spotlighting, radiator.

### Bedroom Four 10'9 x 6'10

Double glazed bi-folding doors to front aspect giving access to a south facing balcony with fabulous estuary views, luxury AMTICO vinyl tiled flooring, smooth plastered ceiling with inset spotlighting, additional double glazed window to side aspect, radiator.

### Bathroom 8'3 x 7'1

Two double glazed windows to side aspect, modern suite comprising; floor standing bath with Crosswater mixer tap, fully tiled shower cubicle, low level WC, wash hand basin with Crosswater mixer tap and vanity drawers beneath, smooth plastered ceiling with inset spotlighting, heated towel rail, Terrazzo tiled flooring.



### Externally

#### Rear Garden

The property benefits from a great size rear garden which commences with an attractive composite decked area creating a wonderful space for outside dining and entertaining with steps down to the remainder of the garden which is laid to lawn with an attractive paved patio area, enclosed by screen panelled fencing, outside lighting, outside water tap, multiple external weather proof power points, side access with storage cupboard leading to the front of the property.

#### Front Garden

Which is laid with shingle providing off street parking, multiple external weather proof power points.

















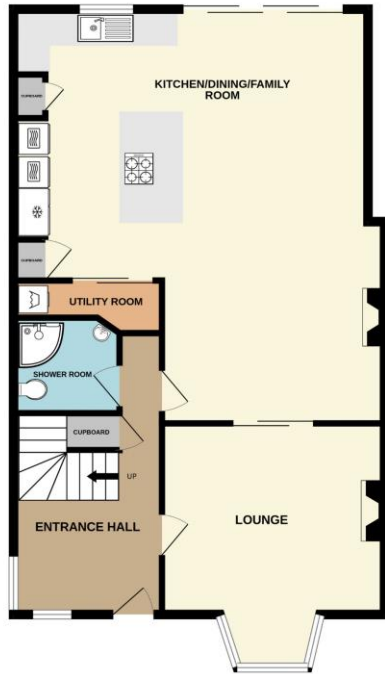








GROUND FLOOR  
854 sq.ft. approx.



1ST FLOOR  
589 sq.ft. approx.



TOTAL FLOOR AREA : 1443 sq.ft. approx.  
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Price £1,200,000 Freehold

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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