

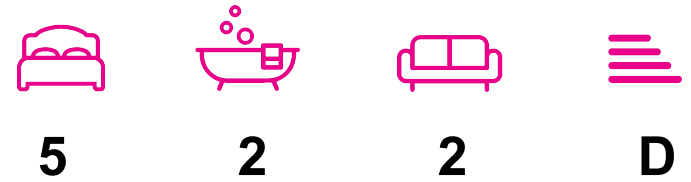
home.

ASKING PRICE

£1,650,000

Hillside Crescent, Leigh-On-Sea

69 Hillside Crescent, Leigh-On-Sea, Essex, SS9 1HQ



Home Estate Agents are privileged with instructions to offer for sale this elegant five bedroom detached Edwardian residence occupying a prime corner plot in one of Leigh-on-Sea's most sought after locations, just a short stroll from the nearby Broadway, seafront and Chalkwell station. The elevated position of this unique family home provides spectacular panoramic views of the Estuary encompassing the coastline from Leigh to Southend.



Built in 1910, this spectacular home has been beautifully designed by the current owners giving a perfect blend of contemporary design with period features in keeping with the age and character of the building.

The spacious accommodation, which is set over three floors includes five double bedrooms, three of which are accompanied by verandas to the south and east elevations. The ground floor comprises; porch, reception hall, cloakroom, utility, through lounge/sitting room and a fabulous open-plan kitchen/diner. To the first floor there are three double bedrooms, a family bathroom and a landing with stairs leading to the second floor which consists of two more double bedrooms and a further bathroom.

Externally the property provides generous off street parking to the front and has a delightful secluded rear garden which truly feels like an oasis and is accompanied by a versatile studio fitted with bi-folding doors - perfect for working from home.

Situated in Hillside Crescent, the property is within a few minutes walk of an excellent range of amenities including Chalkwell beach, schools, and the mainline railway station - serving London Fenchurch Street ideal for commuters. Also within a short stroll is Leigh's fashionable Broadway with its wide array of cafés, restaurants and boutiques.

Porch

Forest of Dean Sandstone steps and flooring, lighting and veranda. Lead light wooden framed French doors into Reception Hall.

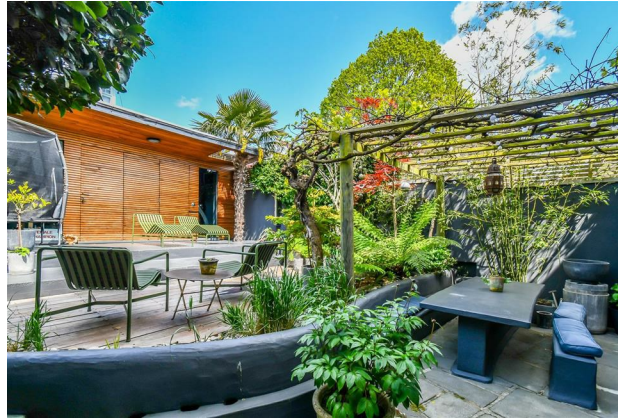
Reception

Wooden flooring, cast iron radiator, coved cornice, ceiling rose with light, stairs leading to first floor, lead light windows to side and front, understairs storage cupboard, thermostat, alarm panel. Door into Lounge/Diner.

Lounge/Diner

23'1 x 15'8

Wooden flooring, coved cornice, two ceiling roses with lights, three cast iron radiators, two open fireplaces, corner wooden framed Sash bay windows with roman blinds, further wooden framed bay windows and French doors to front with roman blinds and curtains plus lead light window to side.





Kitchen/Diner

23'9 x 13'5

Polished concrete flooring with plumbed underfloor heating, wooden framed bay window to side with shutters, bay window to rear with fitted shutters plus French doors leading to garden, three ceiling lights, stainless steel worksurfaces with fitted wall and base units, appliances including; SMEG Range cooker with six burner gas hob, warming drawer and extractor over, stainless steel double sink with filtered mixer tap, integrated Kenwood dishwasher, centre island with stainless steel bowl prep sink and mixer tap and two Miele freezers, further separate integrated double length Miele fridge freezer, utility cupboard with space for washing machine and tumble dryer, ceiling light, Ideal boiler and window to rear.

Downstairs Cloakroom

Tiled flooring, cast iron radiator, ceiling light, opaque wooden framed single glazed window to side, wash hand basin with mixer tap, ceiling light.

First Floor Landing

Beautiful lead light stained glass window to side, fitted carpet, cast iron radiator, space for study area, double length airing cupboard, wooden framed windows to front and wooden framed door leading to south facing balcony, two ceiling lights, stairs leading to the second floor. Doors to Bedroom One.

Bedroom One

18'11 into bay x 12'3

Wooden flooring, feature fireplace with tiled surround, lead light windows to side offering stunning views towards Southend, wooden framed corner bay Sash windows again offering stunning views towards the estuary and Southend Pier, built in storage bench, cast iron radiator, coved cornice, ceiling rose with light.

Bedroom Two

17'9 x 11'10 into bay

Engineered wooden flooring, two cast iron radiators, two wooden framed bay window to side and wooden framed Sash window rear both with shutters, ceiling light.

Bedroom Three

14'6 into bay x 10'10

Wooden flooring, feature fireplace with tiled surround, coved cornice, ceiling light, cast iron radiator to bay, wooden framed bay Sash window to front, door leading to balcony offering stunning sea views.

Family Bathroom

Marble tiled flooring, wood panelled to walls, ceiling light, two air vents, freestanding bath with taps and shower attachment, Savoy Bidet, WC, wash hand basin with taps, cast iron radiator, opaque wooden framed window and further opaque wooden framed Sash window both to rear.

Second Floor Landing

Fitted carpet, beautiful lead light stained glass window to side, ceiling light, loft access, cupboard. Doors to Bedroom Four.



Bedroom Four

14'6 x 12'9

Wooden flooring, cast iron radiator, storage cupboard, ceiling light, French doors opening inwards enclosed tiled south facing balcony with space for chairs and again offering stunning views towards Southend Pier and the estuary.

Bedroom Five

17'9 x 10'11

Wooden flooring, cast iron radiator, built in storage, ceiling light, wooden framed Sash window to front offering views, wooden French doors leading to a further enclosed balcony again with stunning views towards Southend, Pier and rooftops

Bathroom

Five piece suite with Bidet, WC, dual wash hand basin with taps, wall mounted mirror with lighting, walk in shower cubicle, freestanding bath with mixer tap and shower attachment, built in storage cupboard, heated towel rails, ceiling light, extractor, opaque wooden framed windows to rear.

Frontage

Stone driveway to front with wrought iron railings, shrubs and sideway access with Forest of Dean Sandstone "Stoop" steps leading to main entrance.

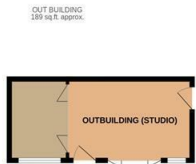
Rear Garden

A secluded oasis-style garden which includes decking, patios, shrubs, outdoor shower (hot and cold) and a large versatile studio - perfect for use as either a home-office/gym.

Balconies

The property benefits from three balconies which are located on both the first and second floors and boasts panoramic views towards neighbouring towns and the nearby Thames Estuary.





TOTAL FLOOR AREA : 2399 sq.ft. approx.
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Asking Price £1,650,000 Freehold

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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 his or her 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.

LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
F

TENURE
Freehold

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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