



69 Marine Parade



# 69 Marine Parade Leigh-on-Sea Essex SS9 2NQ

Home Of Leigh are super excited to offer for sale this incredible four/five bedroom semi detached character property, standing proudly on the enviable Marine Parade in the heart of the Marine Estate and within walking distance of the Broadway and mainline railway station.

The accommodation comprises; entrance porch, spacious entrance hall, formal living room to the front with estuary views, a separate sitting room plus a stunning open plan kitchen & family space to the rear with bi folding doors opening out to the rear garden. There is also a guest cloakroom and separate utility room completing the ground floor.

To the first floor there is an impressive master suite complete with double bedroom, luxury en suite shower room and a fabulous south facing dressing room with Juliette Balcony and estuary views. There is also an additional double bedroom and luxury four piece bathroom suite.

The top floor boasts two further double bedrooms, both offering wonderful estuary views along with a recently re-fitted shower room.



Externally the property benefits from a great size rear garden with a purpose built garden room, whilst to the front there is ample off street parking for several vehicles.

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

The property is approached via coloured lead light double doors leading to:

### Entrance Porch 8'8 x 6'1

With tiled flooring, coved cornice to smooth plastered ceiling with central ceiling rose, further glazed windows and door leading to:

### Entrance Hall 16'1 x 12'9 < 7'4

A spacious and welcoming entrance hall with tiled flooring throughout, stairs leading to the first floor accommodation, feature wood panelling to waist height, coved to smooth plastered ceiling with central ceiling rose, dado rail, cast iron effect radiator. Doors to:

### Ground Floor Cloakroom 7'1 x 5'1

Double glazed obscure window to side aspect, modern suite comprising wall mounted wash hand basin, low level WC, understairs storage cupboards, smooth plastered ceiling, tiled flooring, half tiled to surrounding walls, two



garden. The kitchen is fitted to include a modern sink unit with hot tap inset into a range of worksurfaces with cupboards and drawers beneath, integrated double oven with steam oven, five ring gas hob and extractor hood above, further integrated oven with microwave and warming drawer beneath, ample floor to ceiling storage, integrated dishwasher and wine fridge, further integrated bin storage and full height fridge and separate freezer, central island with seating around, solid oak wood flooring throughout with underfloor heating, smooth plastered ceiling with inset spotlighting with four feature roof windows.

#### Utility Room 7'2 x 5'1

Double glazed window to side aspect, square edge worksurfaces with cupboards beneath, concealed boiler (n/t), matching eye level wall mounted units, appliance space and plumbing for washing machine and dryer, coved to smooth plastered ceiling, tiled flooring.

#### First Floor Landing 12'9 x 4'8

Double glazed window to side aspect with estuary views, carpeted, coved to smooth plastered ceiling, stairs leading to the second floor accommodation, radiator. Doors to:

#### Master Suite

An incredible master suite comprising:

#### Bedroom One 13'6 x 12'1

Double glazed window to rear aspect, carpeted, coved cornice to smooth plastered ceiling, picture rail, wall mounted air conditioning unit, radiator, door to en-suite and square archway leading to:

#### Dressing Room 14'1 x 10'8 plus depth of wardrobes

Double glazed obscure window to rear aspect, modern suite comprising fully tiled walk in shower cubicle, low level WC, twin 'His and Her' wash hand basin with mixer tap and vanity units and drawers beneath, attractive tiled flooring, built in cupboard housing new hot water tank (n/t), smooth plastered ceiling with inset spotlighting, heated towel rail.



wall light points, feature cast iron effect radiator.

#### Lounge 15'1 into bay x 15'1

A fabulous south facing main reception room with double glazed bay window to front aspect affording estuary views, carpeted, feature fireplace with tiled hearth and attractive wooden surround and twin alcove storage cupboards to either side with shelving above, picture rail, radiator.

#### Sitting Room 15'1 x 13'1

Carpeted, feature cast iron open fire with attractive wooden surround and tiled hearth, coved cornice to smooth plastered ceiling with central ceiling rose, two wall light points, feature cast iron effect radiator, glazed double doors leading through to the kitchen.

#### Open Plan Kitchen & Family Room 21'7 < 10'10 x 20'1

An incredible L shaped kitchen and family room with double glazed window to side aspect and double glazed bi-folding doors to rear giving access to the



#### En-Suite Shower Room 11'1 x 6'1

Double glazed obscure window to rear aspect, modern suite comprising fully tiled walk in shower cubicle, low level WC, twin 'His and Her' wash hand basin with mixer tap and vanity units and drawers beneath, attractive tiled flooring, built in cupboard housing hot water tank (n/t), smooth plastered ceiling with inset spotlighting, heated towel rail.

#### Bedroom Two 15'2 into bay x 12'9 plus depth of wardrobes

Double glazed window to front aspect with estuary views, carpeted, coved to smooth plastered ceiling, range of fitted wardrobes, radiator.

#### Bathroom 9'1 x 7'9

Double glazed obscure window to side aspect, luxury fitted suite comprising floor standing claw footed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit beneath, low level WC, fully tiled shower cubicle, feature wood panelling to waist height, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

#### Second Floor Landing 11'8 x 9'7

Double glazed window to side aspect with estuary views, carpeted, smooth plastered ceiling. Doors to:

#### Bedroom Three 15'4 x 11'2 plus depth of wardrobes

Velux windows to front and rear aspect providing fabulous estuary views, carpeted, range of fitted floor to ceiling wardrobes, built in eaves cupboard, cast iron effect radiator.

#### Bedroom Four 15'3 x 10'3

Double glazed window to front aspect with estuary views, carpeted, smooth plastered ceiling, radiator.

#### Shower Room 11'2 x 7'1

Velux window to rear aspect, recently fitted suite comprising fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity unit beneath, wood flooring, smooth plastered ceiling, heated towel rail.

#### Externally

##### Front Garden

Paved providing off street parking for several vehicles with further gated side access leading to the rear.

##### Rear Garden

The property benefits from a great size rear garden which is mainly laid with artificial lawn with side access to the front, outside lighting, outside tap, access to a purpose built garden room.















WAKE UP THE MORNING  
SMILED WITH THE RISING SUN  
DONT WORRY ABOUT ANYTHING  
CAUSE EVERY  
LITTLE THING  
GONNA BE  
ALRIGHT  
STRONG DONT WORRY  
ABOUT A THING



















Price: £1,350,000 Freehold

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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.