



89 Thorpe Bay Gardens

89 Thorpe Bay Gardens

Thorpe Bay

Southend-on-Sea

Essex

SS1 3NW

Home Of Leigh are privileged with instructions to offer for sale one of Thorpe Bay Gardens most distinctive detached properties which is being marketed for the first time in 45 years.

Originally designed and built back in 1983 with a spanish style, this reverse plan family home sits proudly on a generous size plot and benefits from spme incredible views over the green towards the estuary.

To the ground floor there is an entrance porch and large entrance hall, three great size double bedrooms all of which face south and an en suite shower room to the master bedroom. There is also a further family bathroom, utility room and a purpose built wine cellar.

On the first floor there is a spacious landing area, a guest cloakroom, a fabulous 23' x17' south facing lounge with incredible views, a separate dining room with patio doors leading out to a



balcony and a fitted kitchen. There is also a further study which could easily be utilised as a fourth bedroom if required.

Externally the property sits well back from the road with a wonderful lawned garden and an independent driveway which leads to the rear of the property where there is further parking and a detached double garage and further garden area.

Located on the prestigious Thorpe Bay Gardens in Thorpe Bay, this charming property is perfectly located for the beach and seafront, yet still within a short stroll of the Broadway with its array of shops and restaurants and mainline railway station giving direct access to London Fenchurch Street.

Accommodation Comprises

The property is approached via hardwood entrance door leading to:

Entrance Porch 7'1 x 5'2

Obscure double glazed window to side aspect, tiled flooring, coved to smooth plastered ceiling, radiator, door leading to wine cellar. Further glazed door leading to:

Entrance Hall 14'3 x 11'9

A great size entrance hall with stairs leading to the first floor accommodation, carpeted, plate rack, coved to smooth plastered ceiling, radiator, understairs storage cupboard. Doors to:





Bedroom One 16'1 x 13'1

Double glazed window to front aspect with estuary views, additional double glazed window to side, carpeted, coved ceiling, range of fitted floor to ceiling wardrobes, additional built in storage cupboard, radiator. Door to:

En-Suite Bathroom 11'8 x 6'9

Double glazed obscure window to rear aspect, three piece suite comprising wood panelled bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, fully tiled shower cubicle, fully tiled to surrounding walls, coved ceiling, heated towel rail/radiator combined.



Bedroom Two 14'1 x 10'5

Double glazed window to front aspect with estuary views and door leading out to front garden, additional double glazed window to side, carpeted, coved to smooth plastered ceiling, range of floor to ceiling wardrobes with sliding doors, radiator.

Bedroom Three 13'6 x 10'4

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

Bathroom 8'1 x 6'5

Double glazed obscure window to rear aspect, panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, fully tiled to surrounding walls, carpeted, coved ceiling, door leading to built in airing cupboard (measuring 6'6 x 2'1), heated towel rail/radiator combined.

Wine Cellar 8'3 x 3'8

With tiled flooring, range of fitted floor to ceiling wine case storage.

First Floor Landing 13'3 x 6'5

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, built in storage cupboard, radiator. Doors to:

Guest Cloakroom 6'6 x 3'6

Double glazed obscure window to rear aspect, pedestal wash hand basin, low level WC, coved to smooth plastered ceiling, carpeted, radiator.

Lounge 23'1 x 17'9

A great size main reception room with double glazed sliding patio doors to the front aspect with fabulous estuary views, additional double glazed window to side, feature brick built corner fireplace, built in storage cupboard, exposed beams to ceiling, three radiators.

Kitchen 11'1 x 10'1

Double glazed windows to side and rear aspect. The kitchen is fitted to include a one and a quarter bowl stainless steel single drainer sink with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built in double oven with four ring electric hob and canopied extractor hood above, further range of matching eye level wall mounted units with tiled splashbacks, appliance space for fridge freezer. Door leading to:



Dining Room 15'3 x 10'4

Double glazed window to side aspect with estuary views and additional double glazed patio doors to front giving access to a south facing balcony, carpeted, coved to smooth plastered ceiling, feature archway with sliding doors leading to the lounge.

Study/Bedroom Four 10'1 x 8'1 plus depth of wardrobe

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, range of fitted floor to ceiling wardrobe with sliding doors, radiator.

Externally

Front Garden

The property is set back from the road and benefits from a great size front garden which is mainly laid to lawn with an independent driveway leading to the rear of the plot providing off street parking for several vehicles.

Rear Garden

To the rear of the property there is a paved parking area giving access to the garage with the remainder being laid to lawn and enclosed with screen panelled fencing.

Detached Garage 21'3 x 17'5

Detached garage with up and over door, power and lighting connected and door and window to side.













Price: £1,250,000 Freehold

HOME - The Estate Agent of Leigh

The Old Bank, 26 Broadway, Leigh on Sea, Essex SS9 1AW Tel: 01702 480033

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.