



28 Leigh Road

28 Leigh Road Leigh-On-Sea Essex SS9 1LD

Home Of Leigh are super excited to offer for sale this truly incredible five bedroom character property, situated in a popular and convenient position in Leigh on Sea and within walking distance of both Leigh Road and the Broadway.

The current owners have re-modelled and maintained the property to a very high standard, retaining many original features yet combining it with some contemporary elements including a stunning open plan kitchen & family room overlooking the south facing rear garden.

The accommodation is cleverly spread out over three floors and commences with an entrance hall, a grand and welcoming entrance hall with original tiled flooring, a large dual aspect main living room, a separate sitting room, laundry room, ground floor cloakroom and the previously mentioned open plan kitchen & family room.

To the first floor there is a spacious split level landing, a gorgeous family bathroom, four large double bedrooms including a guest bedroom with separate dressing room and en suite shower room whilst to the second floor there is an incredible master suite, complete with its own bespoke fitted dressing room, five piece en suite bathroom and some wonderful estuary views towards Southend Pier.



Externally the property sits on a great size south backing plot with an extensive patio area to the immediate rear, whilst to the front there is a block paved driveway allowing off street parking for several vehicles.

Located on Leigh Road in Leigh on Sea, this outstanding period property is perfectly positioned for both Leigh Road & the Broadways extensive range of shops, bars, restaurants and boutiques along with Chalkwell Park, the beach and mainline railway station also being close at hand.

Accommodation comprises:

Entrance

Part glazed double doors leading to:

Entrance Porch 5'5 x 3'4

Tiled flooring, further part glazed door leading to:



Entrance Hall 23'4 x 5'8

A very grand and welcoming entrance hall with original tiled flooring throughout, stairs leading to the first floor accommodation with understairs storage cupboard, coved cornice to ceiling with ceiling rose, picture rail, built-in wine rack, radiator. Doors to:

Lounge 31'5 x 11'1

A fantastic dual aspect main reception room with sash bay window to front aspect with bespoke fitted plantation shutters and coloured leadlight inserts above, exposed floorboards throughout, coved cornice to smooth plastered ceiling with feature mouldings and two ceiling roses, picture rail, two bespoke fitted cabinetry providing storage and shelving, feature fireplace with inset log burner and tiled hearth with attractive marble surround, two cast iron effect radiators, glazed French doors to rear giving access to the garden.

Sitting Room 12'1 x 11'5

Sash window to front aspect with bespoke fitted plantation shutters and coloured leadlight inserts over, exposed floorboards, feature



fireplace with tiled back and stone hearth, bespoke fitted alcove storage cupboards with shelving above, cast iron effect radiator.

Open Plan Kitchen/Family Room 21'1 x 18'3

A impressive south facing room with double glazed sliding patio doors to rear giving access to the garden. The kitchen is fitted to include a central island with double butler sink and mixer tap inset into a range of Corian work surfaces with cupboards beneath along with integrated bin storage and an integrated Neff dishwasher, further range of matching work surfaces to one wall with cupboards and drawers beneath, free standing Falcon range cooker with five ring gas hob and build-in extractor hood above to remain, further range of eye level wall mounted units, concealed boiler (not tested) appliance space for American style fridge/freezer, built-in wine rack, two wall mounted glass display cabinets, parquet wood flooring throughout, coved cornice to smooth plastered ceiling with inset spot lighting and feature roof lantern, two cast iron effect vertical radiators.



Landry Room 11'1 x 11'1

Fully fitted with butler sink and mixer tap inset into a range of wood block work surfaces with cupboards beneath, appliance space and plumbing for washing machine & dryer, space for wine fridge, coved cornice to smooth plastered ceiling with ceiling rose, cast iron effect radiator. Door to:

Ground Floor Cloakroom 6'6 x 2'1

Modern suite comprising low level w.c, wash hand basin with mixer tap, coved cornice to smooth plastered ceiling with inset spot lighting, tiled flooring, dado rail.

First Floor Landing 21'7 x 7'2

A spacious split level landing with wood flooring, stairs leading to the second floor accommodation, coved cornice to smooth plastered ceiling, picture rail. Doors to:

Bedroom Two 14'9 x 13'4

Sash window to front aspect with leadlight insets above, carpeted, coved cornice to smooth plastered ceiling, picture rail, cast iron effect radiator. Doorway to:

Dressing Room 7'2 plus depth of wardrobes x 5'1

Carpeted, range of fitted wardrobes to three walls with integrated hanging space and storage, smooth plastered ceiling with inset spot lighting. Doorway to:

En-Suite Shower Room 9'7 x 6'6

Obscure glazed window to rear aspect, three piece suite comprising fully tiled walk-in shower unit with rainfall shower head over, half pedestal wash hand basin with mixer tap, low level w.c, smooth plastered ceiling with inset spot lighting, tiled flooring, heated towel rail.

Bedroom Three 18'9 into bay x 14'9

Bay window to front aspect with coloured inset leadlight inserts over and bespoke fitted window seat, carpeted, coved cornice to smooth plastered ceiling, picture rail, radiator.

Bedroom Four 12'1 x 10'1

Sash window to side aspect, carpeted, coved cornice to smooth plastered ceiling, feature cast iron effect fireplace with attractive wooden surround, picture rail, radiator.

Bedroom Five 14'7 x 9'1

Sash window to front rear aspect with bespoke fitted plantation shutters, wood flooring, smooth plastered ceiling with central ceiling rose and access to loft space, picture rail, radiator.

Family Bathroom 7'9 x 6'8

Obscure sash window to side aspect, modern suite comprising bath with mixer tap and shower attachment, fully tiled walk-in shower, wash hand basin with mixer tap and vanity drawers beneath, low level w.c, half tiled to surrounding walls, coved cornice to smooth plastered ceiling, heated towel rail.

Second Floor Landing 6'1 x 5'4

Wood flooring, feature roof window. Door to:

Master Bedroom 15'2 x 14'1

Double glazed window to rear aspect with estuary views and bespoke fitted plantation shutters, wood flooring, smooth plastered ceiling with inset spot lighting, two Velux windows to front aspect, built-in eaves storage cupboard, cast iron effect radiator. Doors to both en-suite and dressing room.

Dressing Room 10'1 x 6'2

Velux window to front aspect, continuation of wood flooring, bespoke fitted range of wardrobes, smooth plastered ceiling with inset spot lighting, cast iron effect radiator.

En-Suite Bathroom 10'1 x 8'3

Double glazed window to rear aspect with estuary views and bespoke fitted plantation shutters, modern suite comprising claw footed bath with mixer tap and shower attachment, low level w.c, fully tiled walk-in shower, twin wash hand basins with mixer taps, tiled flooring, fully tiled surrounding walls, smooth plastered ceiling with inset spot lighting, heated towel rail.

Exterior

Rear Garden

The benefits from a great size south back rear garden which commences with an extensive and attractive patio area to the immediate rear, the remainder is laid to lawn and enclosed by screen fencing and flower and shrub borders, garden shed to remain, rear pedestrian access to Kings Road.

Front Garden

The front of the property is blocked paved providing off street parking for several vehicles.













Guide Price: £1,250,000 Freehold

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