



105 Grand Parade



# 105 Grand Parade Leigh-on-Sea Essex SS9 1DW

Home Of Leigh are delighted to offer for sale this wonderful five bedroom character property, located in a prime position on Grand Parade offering fabulous estuary views and is within walking distance of the Broadway and mainline railway station.

The accommodation is spread out over three floors and comprises; grand entrance hall, ground floor shower room, a large south facing lounge with estuary views, a separate dining room plus a modern fitted kitchen and double glazed conservatory.

To the first floor there is a family bathroom and separate cloakroom, four great size double bedrooms, the master having access to a south facing balcony, whilst to the first floor there is another large double bedroom with estuary views.

Externally there is a sunny front garden with patio area, whilst to the rear there is a small courtyard garden with garden room.



Located on Grand Parade in Leigh On Sea, this charming property is ideally positioned for the Broadway and its array of shops, bars, restaurants and boutiques along with the beach and mainline railway station also being within a short stroll, giving direct access to London Fenchurch Street.

## Accommodation Comprises

Solid part glazed entrance door leading to:

### Entrance Hall 12'8 x 10'8

A great size entrance hall with double glazed lead light windows to front aspect, hardwood oak flooring, coved to smooth plastered ceiling, stairs leading to first floor accommodation with understairs storage cupboard, radiator. Doors to:

### Lounge 18'0 x 15'2

Double glazed lead light window to front aspect, hardwood oak flooring, coved to smooth plastered ceiling, feature electric log burner inset into fireplace, radiator. Open plan to:



#### **Dining Room 14'10 x 12'10**

Hardwood oak flooring, door to lounge, access to the conservatory, kitchen and bi-folding wood/glass panelled doors leading to the lounge, radiator.

#### **Kitchen 11'9 x 10'6**

Tiled flooring, double glazed window to rear. The kitchen is fitted to include range of base units with solid wood worksurfaces and matching eye level wall mounted units, double ceramic Butler style sink with mixer tap, integrated oven and NEFF microwave, integrated gas hob with extractor over, integrated dishwasher, space for American style fridge freezer, spotlights, radiator.

#### **Utility Area 9'9 x 8'3**

Fantastic space with double glazed window to rear, tiled flooring, matching units with solid wood work surface. space and plumbing



for a washing machine, built in display cabinet, smooth ceiling with inset spotlights. Door to:

#### **Shower Room**

Tiled flooring, double glazed obscure window to rear, three piece three piece suite comprising WC, wash hand basin, shower cubicle with glass door, radiator.

#### **Conservatory 13' x 6'1**

Double glazed windows, roof and double doors leading to patio area, tiled flooring, radiator.

#### **First Floor Landing**

Carpeted, double glazed window to side, coved cornice to smooth plastered ceiling, spotlights, loft access, stairs leading to second floor accommodation. Doors to:

#### **Bedroom One 15'3 x 12'1**

Carpeted, double glazed window to front offering stunning estuary views, double glazed door leading onto balcony again with estuary views, space for wardrobes to alcoves, radiator.

#### **Bedroom Three 14'11 x 11'10**

Carpeted, double glazed window to rear, radiator.

#### **Bedroom Four 12'1 x 8'2**

Carpeted, double glazed window to front offering amazing estuary views, coved cornice, radiator.

#### **Bedroom Five 12' x 8'2**

Carpeted, double glazed window to rear, radiator.





### Bathroom

Tiled effect laminate flooring, part tiled walls, double glazed obscure window to rear, three piece suite with free standing oval bath, wash hand basin with marble surface vanity unit, coved cornice, spotlights.

### Separate WC

Tiled effect laminate flooring, part tiled walls, double glazed obscure window to rear, WC, smooth ceiling.

### Shower Room

Tiled effect laminate flooring, shower cubicle, spotlights, radiator.

### Second Floor Landing

Carpeted, spotlights, large storage cupboard. Door to:



### Bedroom Two 20'5 x 19'1

Carpeted, two Velux windows offering panoramic estuary views, double glazed window to rear, built in wardrobes to one wall, spotlights, two radiators.

### Externally

### Rear Garden

Rear garden commencing with patio area and steps leading to a large summer house with power and double doors to front, pathway to gated access at the rear of the garden and fence to all boundaries.

### Front Garden

Gated access to front with steps leading to front door, shrubbery and patio area to sit and take in the beautiful views.











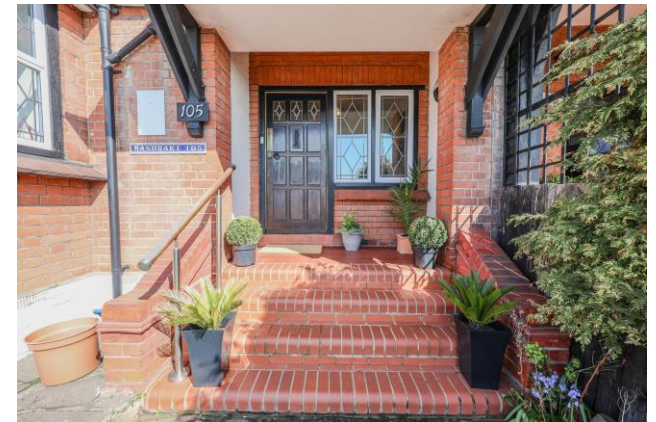












Price £950,000 Freehold

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