



12 Lodwick, Shoeburyness, Essex, SS3 9HW

Home Of Leigh are privileged to offer for sale this truly impressive four storey seafront residence, tucked away in one of the areas most desirable turnings and which boasts 6,500 square feet of incredible living accommodation.

The accommodation comprises; grand entrance hall, guest cloakroom, cinema room, a formal living room and a beautiful kitchen & family room which both overlook the rear garden with stunning estuary views.

To the first floor there are four large double bedrooms including a master suite complete with en suite dressing room and bathroom along with access to a south facing terrace. There is a second guest bedroom with en suite dressing room and bathroom and an additional office, whilst to the second floor there are two further double bedrooms, one with an en suite dressing room and bathroom and access to top floor terrace with estuary views.

Externally the property stands on a generous size south backing plot with a sweeping in and out driveway to the front and a double garage, whilst to the rear there is large garden with access a purpose built self contained annexe.

Located in Lodwick in Shoburyness, this fabulous property is ideally positioned for the seafront and beach, whilst Thorpe Bay Broadway is close at hand providing a variety of shops and restaurants.

Accommodation Comprises

The property is approached via solid wood entrance door leading to:

Grand Entrance Hall 21'7 x 19'2 (reducing to 6'1)

A wonderful entrance hall with polished travertine tiled flooring throughout, under floor heating, stairs leading to the lower ground floor and first floor accommodation, smooth plastered ceiling with inset spotlighting, built-in cloaks cupboard, doors to accommodation off.

Ground Floor Cloakroom 7'1 x 3'1

Double glazed obscure window to side aspect, two piece suite comprising; low level WC, wash hand basin with mixer tap and vanity drawers beneath, matching polished Travertine tiled flooring with under floor heating.



Cinema Room 14'9 x 12'3

Double glazed sash window to front aspect. Bespoke fitted cinema room which is carpeted, wall mounted projector and screen, four recliner chairs to remain, under floor heating.

Formal Living Room 27'5 x 19'2

A wonderful main reception room with double glazed sash windows to side and rear aspects with central French doors opening out to the south facing terrace with fabulous estuary views, polished Travertine tiled flooring with under floor heating, concealed air conditioning unit, recess and concealed wiring for flat screen television and sound bar, recessed ceiling speakers, sliding glass doors which lead through to the kitchen/family room.

Kitchen/Family Room 21'6 x 20'7

Double glazed sash windows to rear aspect affording estuary views and double glazed French doors to the south facing terrace. The kitchen is beautifully fitted by 'Giemmegi' and features an impressive semi circular cooking station with a

built-in 'Wolf' induction hob with adjacent 'Zip' boiling/chilled tap and cupboards beneath. double bowl steel sink with waste disposal unit, further concealed sink unit, two matching 'Sub Zero' fridge/freezers, and two 'Fisher & Paykel' dishwasher drawers, two integrated 'Wolf' electric ovens with two warming drawers beneath, further integrated 'Kupperbusch' microwave oven and espresso coffee machine, walk-in larder cupboard, pop up power towers, integrated wiring for flat screen television.

First Floor Landing 16'1 x 11'5

Double glazed sash window to side aspect, carpeted with under floor heating, smooth plastered ceiling with inset spotlighting, built-in cupboard housing under floor heating controls, 'Rako' intelligent lighting controls, stairs leading to the second floor landing, doors to accommodation off.

Master Bedroom 20'4 x 19'8

A fabulous master bedroom with double glazed windows to rear aspect with French doors opening to the terrace, all of which offering stunning estuary views,



carpeted with under floor heating, range of fitted bedroom furniture to remain, concealed air conditioning unit, sliding double doors leading to en suite dressing room and further door to en suite bathroom.

En-Suite Dressing Room 9'1 x 8'3

Bespoke fitted with extensive storage including hanging, shelved and drawer units, carpeted.

En-Suite Bathroom 14'5 x 8'8

Two double glazed obscure windows to side aspect, modern suite comprising; bath with Aquavision television above, low level WC, bidet, wash hand basin with storage beneath, sunshower solarium with rainfall shower head and body jets, heated towel rail, tiled flooring with under floor heating.

Bedroom Two 20'2 x 16'3 (reducing to 11'5)

Double glazed windows to rear aspect with separate French doors leading to the south facing terrace, carpeted with under floor heating, range of fitted bedroom furniture, concealed air conditioning unit, doors to both en suite and dressing room.

En-Suite Dressing Room 7'8 x 6'1

Bespoke fitted with extensive storage including hanging, shelved and drawer units, carpeted.

En-Suite Bathroom 7'9 x 6'1

Double glazed obscure window to side aspect, bath with mixer tap and rainfall shower over, low level WC, wash hand basin with mixer tap and vanity drawers beneath, tiled flooring with under floor heating, tiled to surrounding walls, heated towel rail.

Bedroom Three 14'7 x 12'7

Double glazed sash window to front aspect, carpeted with under floor heating, range of fitted wardrobes, door to:

En-Suite Shower Room 7'2 x 6'1

Double glazed obscure window to front aspect, fully tiled walk-in shower cubicle, low level WC, wash hand basin with mixer tap and vanity drawers beneath, tiled flooring with under floor heating, heated towel rail.

Bedroom Four 12'3 x 11'4 (reducing to 8'1)

Double glazed sash window to front aspect, carpeted with under floor heating, range of fitted wardrobes, door to:

En-Suite Shower Room 9'2 x 5'5

Double glazed obscure window to front aspect, carpeted with under floor heating, range of fitted wardrobes, door to:

Office 8'9 x 6'1

Double glazed French doors to front aspect, giving access to the balcony, carpeted, bespoke fitted storage

Second Floor Landing

Velux window to side aspect, carpeted, doors to:

Bedroom Five 25'8 x 14'1

Two sets of double glazed French doors to rear aspect, giving access to a south facing terrace, carpeted with under floor heating, range of built-in wardrobes, additional built-in eaves storage cupboards, doors to en suite bathroom and dressing room.

En-Suite Bathroom 10'2 x 8'1

Velux window to side aspect, bath with mixer tap, wash hand basin with vanity unit beneath, fully tiled shower cubicle, low level WC, fully tiled to surrounding walls, tiled flooring, heated towel rail.

En-Suite Dressing Room 7'6 x 5'7

Double glazed sash window to front aspect, carpeted, bespoke range of hanging space and storage.

Bedroom Six 16'7 x 7'6

Double glazed sash window to front aspect, carpeted, built-in eaves storage cupboards.

Lower Ground Floor Leisure Area:

Lower Ground Floor Lobby:

Full height glazed wall with inset doors giving access to the pool area, cloakroom, plant room, changing rooms and the games room.

Cloakroom 5'1 x 4'8

Low level WC, wash hand basin with mixer tap, tiled flooring.

Plant Room 14'1 x 10'9

Housing gas boilers serving domestic hot water and under floor heating throughout the property, water pumps and domestic hot water softener.

Changing Rooms 12'2 x 8'9

Mosaic tiled floor, walls and ceiling, independent shower cubicle and further cloakroom.

Indoor Pool Room 46'9 x 21'2

Range of bi folding doors to rear giving access to the rear garden with integrated blinds, air conditioning unit, fully tiled infinity edge swimming pool with integrated swimming jet and retractable cover, access to a 6 person steam room and further access to a pool pump room.

Laundry Room 10'9 x 8'1

Double glazed window to side aspect, range of fitted base and eye level units, plumbing for washing machine and tumble dryer, space for full height fridge/freezer.

Games Room 30'3 x 23'1 (max)

A fantastic room with double glazed bi folding doors to rear giving access to the rear garden, bespoke black glass top to oak bar area, built-in cupboards and steel bar fittings, slate tiled flooring.

Externally

Front Garden

The front of the property boasts a sweeping in and out driveway allowing off street parking for several vehicles with access to the garaging.

Double Garage 19'9 x 18'8

With bespoke made remote controlled doors (with concealed access door inset), power and lighting connected.

Rear Garden

The property benefits from a great size south backing rear garden which commences with polished Travertine tiled patio area to the immediate rear with the remainder being laid to lawn with pathway leading to the extreme rear of the garden, gate to the seafront promenade, access to the detached annexe.

Annexe Accommodation:

Lounge/Kitchen 15'1 x 14'1

Range of fitted base and eye level units, built-in oven, hob and extractor hood, microwave and fridge/freezer.

Bedroom 16'1 x 7'8

Two roof lights, carpeted.

Shower Room 7'1 x 6'1

Fully tiled shower cubicle, low level WC, wash hand basin with mixer tap.



























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Price £2,300,000 Freehold

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