



15 Stirling Hall

The Penthouse

15 Stirling Hall

Leigh on Sea

Essex

Home Estate Agents are privileged with instructions to offer for sale this spectacular four-bedroom penthouse located in the very heart of Leigh, enjoying a huge, beautifully designed roof terrace with a wonderful far-reaching vista over the estuary, taking in Southend Pier. The property also benefits from a garage located in Elm Road, providing secure and convenient parking or additional storage.

This unique property has been carefully designed providing extremely spacious accommodation fitted throughout to an exceptionally high standard which can only be fully appreciated upon internal inspection.

The accommodation, which is approached by a private lift comprises: entrance vestibule, stunning open plan living/dining/kitchen with a bespoke range of kitchen units with 'Miele' appliances, large granite breakfast peninsula and powder coated aluminium doors leading out to a wonderful private decked terrace. The vendor also advises a new boiler has recently been installed.

The bedroom accommodation is approached from a large inner hallway with an array of large built in storage cupboards, there are four bedrooms, one of which the present owner uses as a further



reception room with large sliding doors leading to a decked balcony. The master bedroom suite incorporates a large dressing room fitted out with floor to ceiling wardrobes, dressing table and drawers, and there is also a fabulous en-suite bathroom/wet room measuring 16'5" x 10'2". There is also a super guest bathroom/wet room and a most useful utility room.

The property further benefits from gas radiator central heating, column radiators, contemporary grey powder coated aluminium doors & windows and a video security entry system.

A particular feature of the property is the sun terrace with 360 degree views which has been meticulously designed creating a variety of delightful seating areas all of which capitalise on the stunning estuary views.

In the immediate vicinity there are an excellent range of shops, restaurants and boutiques and the estuary front is within a short stroll. Both Leigh and Chalkwell station are also easily accessible ideal for the city commuter. Viewing of this exceptional penthouse is highly recommended.

Accommodation Comprises:

Entrance

Approached from lift giving private access to the top floor.

Entrance Vestibule

Light oak floor, marble tiling to walls, tinted mirror, access to deep eaves storage space, large secure door leads to:



Open Plan Living/Dining/Kitchen 26' x 21' Approx.

An absolutely stunning open plan room with a feature curved wall, powder coated and aluminium doors leading to a wonderful private decked terrace. The kitchen area is fitted with an extensive range of bespoke high gloss units with solid granite worktops, feature breakfast peninsula with integrated double sink and further single sink with pillar tap, 'Miele' appliances include; five ring gas hob with contemporary 'extractor' above, dishwasher, oven, microwave, freestanding American style fridge. There is a high pitched ceiling with an array of velux windows, downlights, 'Cinni' ceiling fan, column radiators, video security entry system, dimmer light controls. Linked 'Bang & Olufsen' television system to principal rooms. Double doors lead through to:



Hallway

Large array of deep built in cupboards, one housing the gas central heating boiler and water tank, 10ft high inner doors with obscure glass, double doors lead to:

Inner Reception Hall

High pitched ceiling, array of velux rooflight windows, light oak flooring, column radiator, dimmer controls, thermostat, door leading to rear staircase.

Master Bedroom Suite 16'8" x 13'7"

Bedroom

A fabulous suite, the bedroom has a velux window, column radiator, wall mounted linked 'Bang & Olufsen' tv, wall lights, downlights, Japanese style panelled and glazed doors lead through to:

Large Dressing Room 15'6" x 10' Max

With a considerable amount of wardrobes, dressing table, drawers, velux window to side, further built in wardrobe area, contemporary vertical radiator.

En-Suite Bathroom 16'5" x 10'2"

Approached via Japanese style panelled and glazed doors. A luxury bathroom, sanitaryware by 'Vola', marble inset oval bath, wall mounted bidet, wall mounted wash hand basin, wall mounted wc, velux window to side, tiled floor, contemporary vertical radiator, downlights, large walk in wet room with 'Pharo' shower, shaver socket, large built in shelved cupboards.

Bedroom Two 17'9" x 12'2"

Feature curved wall, velux window, downlights, access to eaves storage space, column radiator, high pitched ceiling, built in cupboard, dimmer light controls.

Bedroom Three 16'7" x 9'3"

Rooflight window to side, access to eaves storage space, column radiator, dimmer light switch control, wall lights.

Guest Bathroom/Wet Room 13' x 6'7"

Large walk in shower, marble flooring, tiling to walls, wall mounted wc and wash hand basin, contemporary vertical radiator, velux window, downlights, sanitaryware is by 'Vola', shaver socket,

Utility Room 12'6" x 9'1" Max

Twin sink with stainless steel drainer, work surface, plumbing for washing machine, vent for tumble dryer, cupboards, radiator, folding doors lead to:

Living Room 30' x 19'6"

Feature curved wall, large powder coated patio doors leading to decked sun terrace. This is a wonderful room which could be used as a further bedroom, if required, velux rooflight window, security video entry system, wall lights, downlights, dimmers. There are fabulous rooftop views over Leigh extending to Belfairs woods and looking towards the estuary and Benfleet water tower.

Sun Terrace

This is an absolutely wonderful feature to the home with considerable privacy yet enjoying a stunning vista over the estuary encompassing Leigh church and Southend Pier. The terrace has been carefully designed divided into several intimate areas with delightful seating space and dining areas, enclosed with wrought iron balustrading and laid with engineered wood decking. External illumination creates a super ambience in the evenings.

Lease Information

Lease: 104 Years remaining

Ground Rent: £500 Per Annum

Service Charge Approx £6000 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.



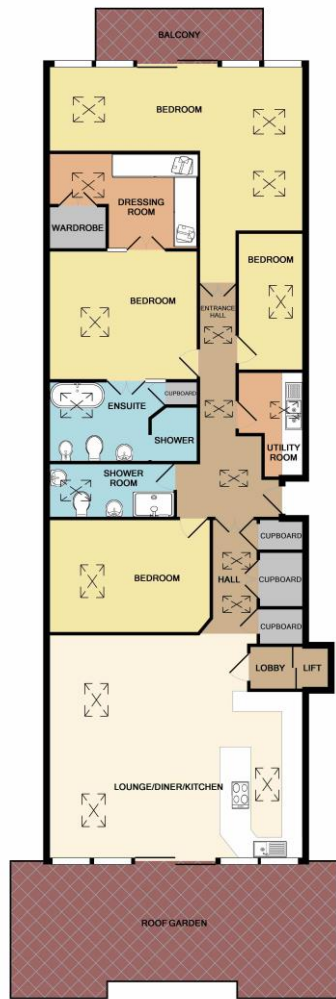












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Price: £1,100,000 Leasehold

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