



14 Cliff Road

14 Cliff Road Leigh-on-Sea Essex SS9 1HJ

Home Of Leigh are super excited to offer for sale this surprisingly spacious five bedroom detached character house, located in an enviable position which is south of Leigh Road and therefore within walking distance of the beach and Chalkwell Station.

The accommodation comprises; entrance porch, a spacious entrance hall, ground floor cloakroom, a formal west facing lounge with feature fireplace, separate dining room, sitting room and snug, plus a modern fitted kitchen/breakfast room and separate utility room.

To the first floor there are five great size bedrooms including a master bedroom with en suite shower room, a family bathroom and separate study.

Externally the property benefits from a great size rear garden with a raised deck area, whilst to the front there is off street parking for several vehicles.

Located on Cliff Road, south of Leigh Road and in the heart of Leigh on Sea, this attractive character property is perfectly positioned to take full advantage of the wonderful amenities on Leigh Road and the Broadway. Chalkwell Beach and mainline railway station are also close at hand giving direct access into London Fenchurch Street.



Accommodation Comprises

Entrance Porch

French doors to front, further French doors leading to:

Lounge 19'6 x 14'0

Wooden flooring, two gas radiators, picture rail, ceiling rose with light, feature working fireplace, double glazing to front and to side with bay window and fitted blinds.

Utility Room 7'6 x 7'5

Tiled flooring, partially tiled walls, down lights, roll edge tops with wall & base units, space for washing machine, space for dryer, bowl sink with drainer and mixer tap, gas radiator. Door to:

Cloakroom

Laminate flooring, down lights, extractor, w.c, hand wash basin with taps and tiled splash backs, double glazed opaque window to side, gas radiator.

Sitting Room 14'3 x 9'2

Carpet flooring, picture rail, ceiling rose with light, two gas radiators, box bay to front with double glazing and fitted blinds.

Kitchen/Family Room

Kitchen 14' x 11'4

Solid oak flooring, vintage style chrome gas radiator quartz worktops with wall and base fitted bespoke units, downlights, coving to ceiling, two hanging ceiling lights, double glazed window to rear, sink with hot tap, Siemens five burner gas hob with extractor over head, space for fridge, integrated double Siemens electric fan assisted oven/grill, breakfast bar/centre island, integrated Siemens microwave, space for



American style fridge freezer with plumbing, space for dishwasher, double sink with drainer and taps, partially tiled walls.

Living Area 19'3 x 16'11

Solid oak flooring, two vintage style gas radiators, double glazing to side, double glazed bi-folding doors to rear opening onto the garden, double glazed feature lantern to ceiling, down lights.

Dining Area 15'3 x 14'0

Solid oak flooring, two gas radiators, picture rail, ceiling rose with light, feature fireplace.

First Floor Landing

Carpet flooring, picture rail, dado rail, coving to ceiling, two sets of ceiling lights, loft entrance, large storage cupboard. Doors to the following rooms:



Master Bedroom 14'2 x 14'0

Carpet flooring, gas radiator, picture rail, coving to ceiling, ceiling rose with light, built-in wardrobes, double glazing to side with blinds, double glazed bay window to front with fitted blinds, two mounted wall lights.

En-Suite

Partial tiled & partial wooden flooring, partially tiled walls, down lights, isolator, walk-in double shower, w.c, hand wash basin with mixer tap, wall mounted mirror with LED lights, two heated towel rails.

Bedroom Two 14'10 x 14'2

Carpet flooring, feature fireplace, built-in wardrobes, picture rail, coving to ceiling, ceiling light, two gas radiators, double glazed boxed bay window to rear with fitted blinds, door leading to balcony.

Bedroom Three 14'5 x 9'2

Carpet flooring, picture rail, ceiling light, gas radiator, feature fireplace, double glazing to front with fitted blinds.

Bedroom Four 14'0 x 9'2

Carpet flooring, picture rail, coving to ceiling, ceiling rose with light, gas radiator, feature fireplace, double glazing to rear with fitted blinds, double glazed door leading to balcony.

Bedroom Five 11'0 x 6'9

Carpet flooring, gas radiator, ceiling light, double glazing to rear with fitted blinds.

Study 8'4 x 5'10

Carpet flooring, picture rail, gas radiator, ceiling light, double glazed window to front with fitted blinds.

Family Bathroom

Tiled flooring, partially tiled walls, down lights, isolator, walk-in double shower, w.c, two heated towel rails, bath with mixer tap, hand wash basin with mixer tap, vanity unit, wall mounted mirror cabinet, double glazed opaque windows to side.

Externally

Frontage

Paved off street parking for three cars.

Rear Garden

Well presented rear garden with estuary views from the decking, lawn, shrubs, further seating area, paved patio, storage under decking, bike store, further storage, outside shed.

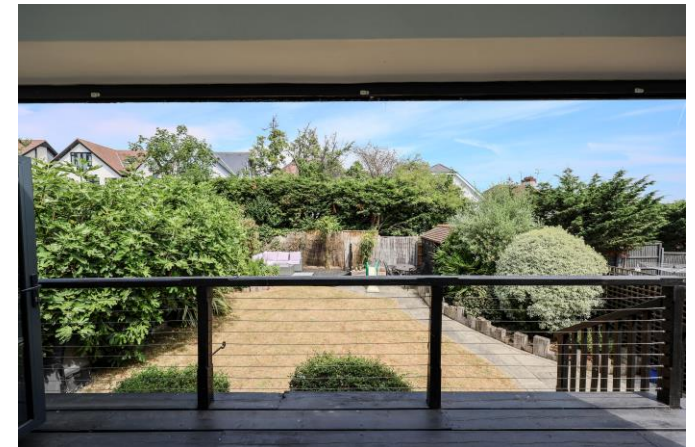
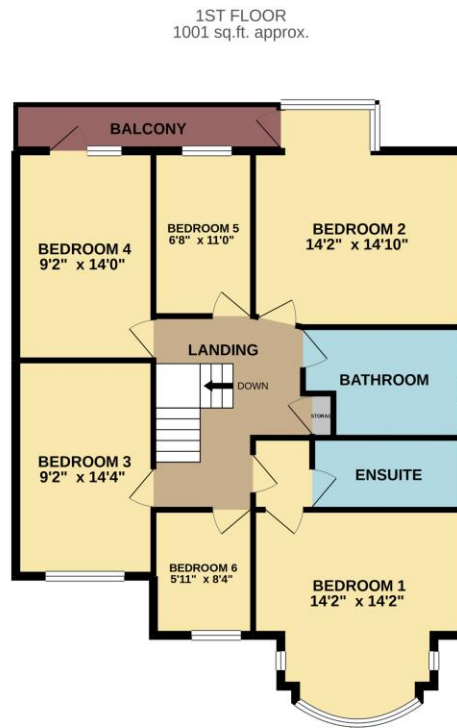
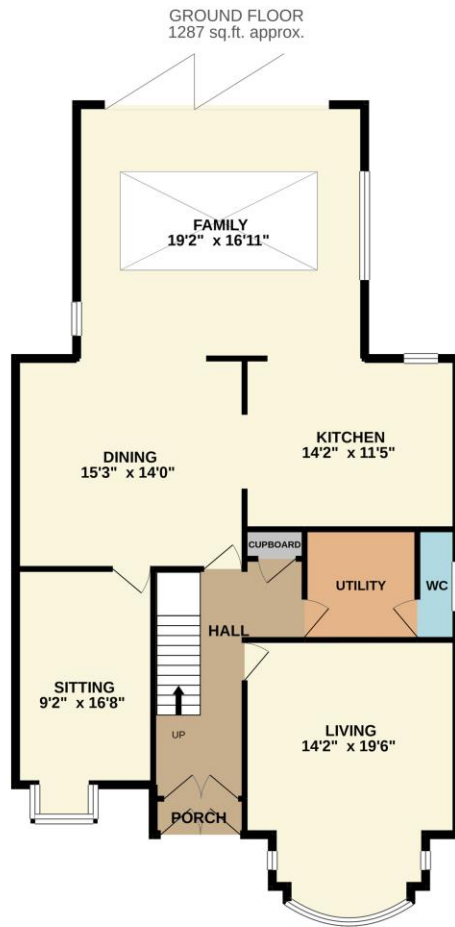












TOTAL FLOOR AREA : 2288 sq.ft. approx.
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Guide Price: £1,295,000 Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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