



70 Leigh Cliff Road

70 Leigh Cliff Road Leigh-on-Sea Essex SS9 1DN

Home Estate Agents are delighted to present this impressive five-bedroom detached house located on the desirable Leigh Cliff Road in Leigh-On-Sea. This spacious family home offers a perfect blend of comfort and style, making it an ideal choice for those seeking a tranquil yet vibrant lifestyle.

Upon entering, you are greeted by a generous entrance hall that sets the tone for the rest of the property. The ground floor boasts a large lounge, complete with a charming fireplace and a media wall, perfect for relaxing or entertaining guests. Adjacent to the lounge is a versatile dining room / sitting room, providing additional space for family gatherings. The open-plan kitchen and breakfast room is a highlight, featuring modern fittings and ample room for dining, while a utility room and convenient downstairs w/c add to the practicality of the layout.

Moving to the first floor, you will find four well-proportioned double bedrooms, one of which benefits from an en-suite shower room and delightful sea views. A contemporary family bathroom serves the remaining bedrooms, ensuring comfort for all. The second floor is dedicated to a spacious primary bedroom, which also boasts an en-suite and stunning sea views, creating a serene retreat.

Externally the property offers off-street parking for two vehicles, a valuable feature in this sought-after area. The beautifully landscaped rear garden



provides a peaceful outdoor space, perfect for enjoying the sunshine or hosting summer barbecues.

Situated in an excellent location, this home is just a short stroll from Leigh Broadway, the beach, and Chalkwell train station, making it ideal for both relaxation and commuting. This property truly represents a wonderful opportunity for families or those looking to enjoy the coastal lifestyle.

Accommodation Comprises

The property commences with a block paved driveway with parking for two vehicles, side access to the rear leading to garden. Porch area with original quarry tiled floors, double glazed obscure window to side aspect double glazed obscure side window to front aspect adjacent with composite entrance door with double glazed obscure windows, ceiling light. Internal French doors into:

Entrance Hall

Amico Parquet wood effect flooring, skirting, spotlighting, two double glazed obscure windows to side aspect, alarm system, wooden stairs leading to first floor landing with understairs storage cupboard, radiator. Doors to:

Lounge 17'9 x 16'9

Solid wood flooring, skirting, coved cornice, ceiling light, double glazed bay window to front aspect with shutters, radiator, feature fireplace with stone mantle with wood burner, media wall with fitted storage shelves, cupboards



and under shelf lighting.

Dining Room 16'5 x 11'2

Solid wood flooring, skirting, spotlighting, ceiling light, double glazed window to side aspect, double glazed window to rear aspect and double glazed French doors leading to the side of the property with two double glazed windows, radiator.

Kitchen Breakfast Room

Kitchen Area 14'0 x 13'9

Amtico tiled effect flooring, skirting, picture rail, spotlighting, vertical radiator. The kitchen is fitted to include a range of base with slate effect work surface and matching eye level wall mounted units, inset one and a half sink with drainer and Quooker instant boiling water tap, integrated NEFF dishwasher, integrated NEFF double oven - one with warming drawer, integrated wine fridge and integrated full height fridge and freezer, pantry



storage with a roller shutter door, central island with slate effect work surface with inset five ring NEFF induction hob with Siemens lifting extractor fan, storage and breakfast bar. Open plan into:

Breakfast Area 20'8 x 7'7

Continuation of Amtico tiled effect flooring, three double glazed Velux skylight windows, double glazed bi-folding doors leading to the garden with integral shutters, skirting, two ceiling lights, two vertical radiators.

Utility Room 7'10 x 5'1

Amtico tiled effect flooring, double glazed window to side aspect, range of base units with slate effect work surface, range of storage cupboards with drawers including a pantry cupboard, sink with drainer and mixer tap, space for washing machine, extractor fan, spotlighting. Door to:

Downstairs WC 6'11 x 3'3

Amtico tiled effect flooring, double glazed obscure window to side aspect, skirting, extractor fan, spotlighting, wash hand pedestal wash hand basin with storage beneath, tiled splashback, WC, storage cupboard housing gas meter, heated towel rail.

First Floor Landing

Carpeted, double glazed obscure window to side aspect, skirting, coved cornice, three ceiling lights, stairs leading to second floor. Doors to:

Bedroom Two 16'5 x 11'2

Carpeted, two double glazed windows to rear aspect, gas fireplace with stone surround, skirting, ceiling light, wall lighting, radiator. Access to:

En-Suite 11'2 x 3'7

Tiled flooring, part tiled walls, spotlighting, extractor fan, double glazed window to side aspect, walk-in shower with Rainfall shower attachment, wash hand basin with vanity storage beneath, WC, shaver socket, heated towel rail.

Bedroom Three 15'6 x 9'8

Carpeted, double glazed bay window to front aspect offering sea views, skirting, coved cornice, ceiling light, wall lighting, fitted wardrobe storage, radiator.

Bedroom Four 14'5 x 10'1

Carpeted, double glazed corner window to rear and side aspect, skirting, ceiling light, radiator.

Bedroom Five 16'9 x 8'8

Carpeted, double glazed window to front and side aspect, skirting, ceiling light, radiator.

Bathroom 9'2 x 9'2

Tiled flooring and walls, two double glazed obscure windows to side aspect, walk-in shower cubicle with Rainfall shower and slate tiles, understairs storage cupboard and additional storage cupboard, spotlighting, heated towel rail.

Second Floor

Carpeted stairs leading to:

Bedroom One 36'8 x 16'4

Carpeted, double glazed window to front aspect, double glazed window to side aspect, double glazed Velux window to side aspect, double glazed French doors and windows to rear aspect leading to Juliet balcony, skirting, three ceiling lights, two radiators, fitted wardrobes, access via hatch to insulated loft with small storage area. Access to:

En-Suite 13'8 x 9'7

Tiled flooring and walls, two double glazed obscure windows to side aspect, WC, bidet, walk-in shower with Rainfall shower attachment, freestanding bath with mixer tap and shower attachment, spotlighting, extractor fan, heated towel rail. Door to:

Eaves Space

Laminate flooring, two double glazed Velux windows to side aspect, skirting, wall lighting, Valiant water tank and boiler.

Externally

Rear Garden

Rear garden commencing with an indian sandstone patio with the central area being laid to lawn and to the immediate rear there is a further patio which is block paved, raised flower beds, storage shed and greenhouse (both to remain) side access to the front of the property.



















Price: £1,200,000 Freehold

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