



4 Sea Reach

4 Sea Reach Leigh-on-Sea Essex SS9 1BL

Home Of Leigh are very excited to offer for sale this wonderful four bedroom detached town house, located in one of Leigh On Seas most desirable private roads and which is within a stones throw of the Broadway, The Old Town and mainline railway station offering direct access into London Fenchurch Street.

The accommodation is spread out over three well designed floors and comprises to the ground floor an entrance porch, entrance hall, sitting room/fourth bedroom, utility room and a ground floor shower room with an additional sauna.

To the first floor there is a large open plan dual aspect lounge & dining room with access to a fabulous south/west facing balcony offering delightful estuary views. On this floor there is also a modern fitted kitchen and separate snug which has access to an east facing balcony with estuary views.



On the second floor there is a family bathroom and three great size double bedrooms including a dual aspect master bedroom, complete with en suite shower room and access to another balcony with estuary views.

Externally the property benefits from a small courtyard garden to the rear, whilst to the front there is ample off street parking for several vehicles and an integral double garage.

Situated on Sea Reach in the heart of Leigh on Sea, this charming family home is perfectly positioned to take full advantage of all the amenities Leigh Broadway has to offer, including a great range of shops, bars, restaurants and boutiques as well as being within a short stroll of the beach and mainline railway station.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Porch 9'5 x 4'1

Coloured lead light window to rear aspect, slate tiled flooring, glazed double doors leading to:

Entrance Hall 13'5 x 5'8

With stairs leading to the first floor landing, carpeted, coved cornice to ceiling with inset spotlighting, doors to:

Ground Floor Shower Room 6'7 x 6'2

Obscure glazed window to side aspect, low level WC, wash hand basin with mixer tap, fully tiled shower cubicle, fully tiled to surrounding walls, door to Sauna.



First Floor Open Plan Lounge & Dining Room 21'2 x 19'1

A fabulous south-west facing room with double glazed windows to front aspect with estuary views and sliding patio doors to side giving access to the balcony, carpeted, coved cornice to ceiling, three wall light points, warm air vents, stairs to the second floor landing, doors to:

Kitchen 11'6 x 10'1

Double glazed window to front aspect with estuary views. The kitchen is fitted to include a one and quarter bowl sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, built-in oven and electric hob, range of matching eye level wall mounted units, integrated fridge/freezer, integrated dishwasher, slate tiled flooring, double glazed window to side aspect with adjacent door, door to:



Study/Bedroom Four 13'1 x 13'1

Double glazed window to rear aspect with additional double glazed French doors to garden, carpeted, range of bespoke fitted office furniture, coved to smooth plastered ceiling with inset spotlighting, warm air vents.

Utility Room 10'8 x 9'1

Double glazed window to side aspect, one and a quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces with appliance space and plumbing beneath for washing machine and dryer, built-in storage cupboards housing boiler (not tested).

Snug 12'2 x 10'9

Double glazed window and door to front aspect giving access to an east facing balcony with estuary views, carpeted, coved ceiling, warm air vents.

Second Floor Landing 9'1 x 2'7

Built-in storage cupboard housing hot water tank, coved ceiling with access to loft space, carpeted, doors to:

Master Bedroom 16'1 (max) x 14'1

Two windows to side aspect with estuary views, carpeted, coved cornice to ceiling with inset spotlighting, range of fitted wardrobes, double glazed French doors to side giving access to the balcony, warm air vents, door to:

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

Obscure glazed window to side aspect, three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, tiled flooring, warm air vents.

Bedroom Two 11'8 x 11'6

Double glazed window to front aspect with estuary views, carpeted, coved to smooth plastered ceiling, warm air vents.

Bedroom Three 10'6 (plus depth of wardrobe) x 9'9

Double glazed window to front aspect with estuary views, wood flooring, coved to smooth plastered ceiling, range of fitted floor to ceiling wardrobes with mirror fronted sliding doors, warm air vents.

Bathroom 8'2 x 6'1

Double glazed obscure window to side aspect, four piece suite comprising; claw footed bath, low level WC, pedestal wash hand basin, fully tiled shower cubicle, tiled flooring, two wall light points.

Externally

Courtyard Garden

Front Garden

The front of the property is blocked paved providing off street parking for several vehicles which gives access to:

Double Garage 18'4 x 14'4 (max)

With electronically operated up and over door, power and lighting connected.



















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OIRO £1,000,000 Freehold

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