



8 Cliff Road



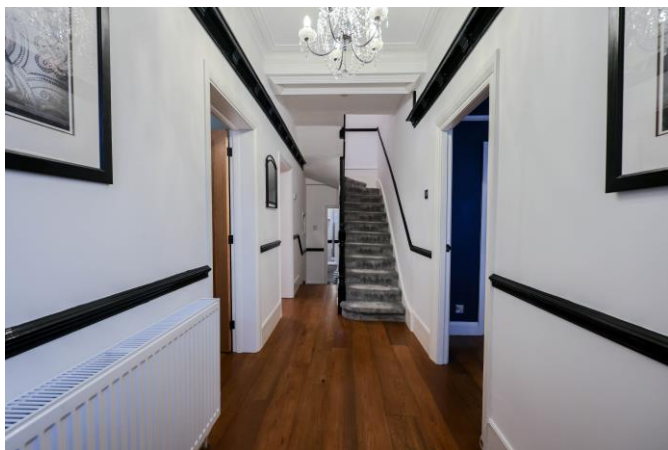
# 8 Cliff Road Leigh-on-Sea Essex SS9 1HJ

Home Estate Agents have great pleasure in offering for sale this fabulous four bedroom detached family home in the heart of Leigh-on-Sea which has been lovingly improved and beautifully maintained by the current owners. This unique property boasts impressive accommodation, off street parking, a great size rear garden and an excellent location for all local amenities.

The accommodation comprises; entrance porch, entrance hall, living room, dining room, snug, morning room, ground floor shower room and contemporary kitchen/breakfast to the ground floor, whilst to the first floor there is spacious landing, four double bedrooms, study and modern family bathroom suite.

Externally, this stunning home benefits from off street parking to the front and a great size east backing garden to the rear.

The property is further served by gas central heating and double glazing throughout.



Situated on Cliff Road in Leigh-on-Sea, this immaculately presented detached house is within a short stroll from the fashionable Broadway with its array of bars, cafés, restaurants and popular boutiques. Also within walking distance is the nearby seafront and mainline railway station, serving London Fenchurch Street for commuters.

## Accommodation Comprises

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

### Entrance Porch 7'4 x 2'7

Tiled flooring, down lights, double glazed leadlight windows to side & front, double glazed leadlight French doors. Solid

wood door into:

### Entrance Hall 22'2 x 5'2

Engineered oak flooring, dado rail, picture rail, coving to ceiling, feature ceiling light, gas radiator, understairs storage cupboard, stairs to first floor, thermostat. Doors to:

### Lounge 17'6 x 10'2

Double glazed window to front aspect with bespoke fitted plantation shutters, engineered oak wood flooring, picture rail, coving to ceiling, ceiling light, feature fireplace, radiator.



#### Dining Room 14'8 x 10'3

Double glazed French doors to rear giving access to the garden, engineered oak wood flooring, dado rail, picture rail, coving to ceiling, feature fireplace, radiator.

#### Sitting Room 15'9 x 11'6

Double glazed bay window to front aspect with bespoke fitted plantation shutters, engineered oak flooring, picture rail, coving to ceiling, feature limestone fireplace with working gas fire, radiator, steps leading down to:

#### Snug 11'6 x 9'1

With a continuation of engineered oak wood flooring, picture rail, coving to ceiling with inset lighting, feature leadlight



window to rear looking into the kitchen with adjacent door to kitchen, radiator.

#### Kitchen/Breakfast Room 17'1 x 12'3

Two double glazed windows to rear aspect. The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of QUARTZ work surfaces with cupboards and drawers beneath, integrated NEFF induction hob and extractor hood above, two integrated BOSCH ovens, integrated dishwasher, integrated washing machine, built-in wine rack, wine cooler, porcelain tiled flooring with underfloor heating, pull out larder and space for American fridge/freezer, radiator, further double glazed Velux windows to side, breakfast bar with quartz tops, double glazed French doors leading out to the garden.

#### Ground Floor Shower Room 6'7 x 4'4

Double glazed obscure window to side aspect, modern three piece suite comprising; wash hand basin, low level WC, fully tiled shower cubicle, tiled flooring, part tiled to surround walls, wall mounted boiler (not tested), radiator.

#### First Floor Landing 15'5 x 5'9

Engineered oak flooring, dado rail, picture rail, coving to ceiling, feature ceiling light, loft access with pull down ladder. Doors to following rooms:



#### Family Bathroom 11'1 x 6'8

Double glazed obscure windows to rear and side aspects, modern suite comprising; wash hand basin, low level WC, bath with shower over, porcelain tiled flooring, heated towel rail.

#### Bedroom One 13'9 x 10'8

Double glazed window to front and side aspects with estuary views, carpeted, picture rail, coving to ceiling, range of fitted floor to ceiling wardrobes, radiator.

#### Bedroom Two 11'9 x 11'5

Double glazed window to front aspect with bespoke fitted plantation shutters, carpeted, radiator, picture rail, coving to ceiling, range of fitted wardrobes.

#### Bedroom Three 11'8 x 10'1

Double glazed window to rear aspect with bespoke fitted plantation shutters, carpeted, radiator, range of fitted floor to ceiling wardrobes, picture rail, coving to ceiling.

#### Bedroom Four 11'2 x 10'8

Double glazed window to rear aspect with bespoke fitted plantation shutters, carpeted, picture rail, coving to ceiling, range of fitted wardrobes, radiator.

#### Study 5'5 x 5'1

Double glazed window to front aspect with bespoke fitted plantation shutters, engineered oak wood flooring, coving to ceiling, picture rail, radiator.

#### Externally

#### Front Garden

Paved hard standing front with space for one/two vehicles.

#### Rear Garden

The property benefits from a great size east backing rear garden with a large paved patio area to the immediate rear with the remainder being laid to lawn with inset flower and shrub borders, screen panelled fencing and attractive paved pathways, side access to the front of the property.



























Price: £925,000 Freehold

HOME - The Estate Agent of Leigh

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer.

References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling