

SCOTT &  
STAPLETON

SEA REACH  
Leigh-On-Sea, SS9 1BL  
£1,000,000





## **SEA REACH**

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LEIGH-ON-SEA, SS9 1BL

Scott & Stapleton are excited to offer for sale this fabulous detached town house situated in one of Leigh most sought after private roads just yards from Leigh Broadway & seafront.

This super property benefits from glorious views over the Thames estuary, Leigh Old Town and as far as Hadleigh Castle. The accommodation is very spacious and extremely versatile spread over 3 floors with 4 double bedrooms, 3 bathrooms, utility room, spacious first floor

lounge/diner, separate kitchen & delightful snug.

There are also extensive west & south facing balconies on the first & second floor & secluded garden & ample off street parking to the front leading to an integral double garage.

Within easy walking distance of all amenities with Leigh Broadway, beach, Old Town & station all on the doorstep. This is a very rare and brilliant opportunity to purchase an iconic home in the heart of Leigh. An early internal inspection is strongly advised.



## Accommodation comprises

Part glazed entrance door leading to entrance porch.

## Entrance porch

2.8 x 1.5 (9'2" x 4'11")

Full height window to front, feature stained lead light window to rear. Tiled floor. Glazed double doors with adjacent full height windows leading to entrance hall.

## Entrance hall

4.1 x 1.7 (13'5" x 5'6")

Stairs to first floor. Coved ceiling with ceiling spotlights. Doors to all rooms.

## Ground floor bedroom/study

3.9 x 3.9 (12'9" x 12'9")

UPVC double glazed window to rear, UPVC double glazed french doors with adjacent windows with estuary views and leading on to garden. Fitted desk & drawer units, ceiling spotlights.

## Utility room

2.7 x 2.3 (8'10" x 7'6")

UPVC double glazed window to side. Range of base level units with spaces for washing machine & tumble dryer. Roll edge worktops with inset one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, ceiling spotlights. Large fitted cupboard housing warm air central heating system.

## Ground floor shower room

1.8 x 1.9 (5'10" x 6'2")

Obscure glazed window to side. Walk in shower cubicle, low level WC, wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled floor & walls, ceiling spotlights.

## Sauna

1.7 x 1.5 (5'6" x 4'11")

Fully functioning timber lined sauna.

## First floor

### Lounge/diner

6.4 x 5.8 (20'11" x 19'0")

Impressive room with fabulous views over the Thames estuary, Two Tree Island and as far as Hadleigh Castle. UPVC double glazed windows to side, UPVC double glazed door & window to rear on to balcony. Coved ceiling, wall light points, stairs to second floor.

## Balcony

Large wrap around balcony to south & west aspect with fabulous views. Timber balustrade, non-slip decking, outside lighting.

## Snug/sitting room

3.5 x 3.2 (11'5" x 10'5")

UPVC double glazed door & window to front on to balcony. Coved ceiling, wall light points.

## Balcony

6.5 x 1.2 (21'3" x 3'11")

Full width balcony with estuary views towards Southend Pier. Timber balustrade, non-slip decking, outside lighting.

## Kitchen

3.5 x 3 (11'5" x 9'10")

UPVC double glazed windows to front & side. Part glazed door to side. Range of base & eye level units with 2 matching drawer packs & larder cupboard. Integrated appliances including electric oven, separate electric hob, fridge/freezer & dishwasher. Granite worktops with matching upstand and inset sink unit with mixer tap. Tiled floor, ceiling spotlights.

## Second floor landing

2.7 x 0.8 (8'10" x 2'7")

Loft access, fitted airing cupboard.

## Master bedroom

4.8 x 4.5 (15'8" x 14'9")

Fabulous, bright room with magnificent views. 2 UPVC double glazed windows to side, UPVC double glazed door to rear with adjacent window to rear on to balcony. Large fitted wardrobes with matching drawers & dressing table, wall light points, coved ceiling with ceiling spotlights.

## Balcony

2.3 x 1.8 (7'6" x 5'10")

West facing balcony with views towards Hadleigh Castle. Timber balustrade, non-slip decking.

## En suite

2.3 x 1.8 (7'6" x 5'10")

Obscure UPVC double glazed window to side, further window to rear. Corner shower cubicle, low level WC, wash hand basin in vanity unit with mixer tap, marble surround & cupboard below. Part tiled walls, tiled floor, ceiling spotlights.

## Bedroom 2

3.5 x 3.5 (11'5" x 11'5")

UPVC double glazed window to front. Coved ceiling.

## Bedroom 3

3.5 x 2.8 (11'5" x 9'2")

UPVC double glazed window to front. range of fitted mirror fronted wardrobes to 1 wall, wooden flooring, coved ceiling.

## Family bathroom

3.3 x 1.8 (10'9" x 5'10")

Obscure UPVC double glazed window to side. Roll top bath, separate walk in shower cubicle, low level WC & pedestal wash hand basin. Fully tiled walls & floor, wall light points, ceiling spotlights.

## Double garage

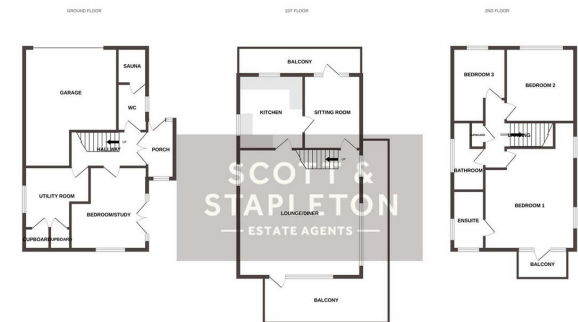
5.6 x 4.4 max (18'4" x 14'5" max)

Large double garage with single up & over door to front. Power & light.

## Externally

The property is set back from the road approached via a delightful private road. Large block paved driveway providing off street parking for 2 or 3 cars. Mature shrub & flower bed.

Pedestrian access to side & rear garden with mature trees affording a great deal of privacy, sitting area. Outside lighting & tap.



Where any element has been made to ensure the accuracy of the figures contained here, measurements, whether in square metres or in cubic feet, shall be deemed to be approximate and no responsibility is accepted by the proprietor/purchaser. The intended use of the figures shall be for information only. They have been used and no guarantee is given as to their accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	