



110

TATTERSALL
— GARDENS —

ashleigh stone

— THE COLLECTION —



110 Tattersall Gardens

Light-filled and uplifting, discover all-season living at No. 110 Tattersall Gardens, where 1930s character and 21st century comfort combine above Marine Parade and estuary views in Leigh-on-Sea.

Tucked away at the far end of the Marine Estate, No. 110 is perfectly placed, set back from the vibrant bustle of bars, restaurants and independent shops of the Old Town, which are just a downhill walk away, and moments from the cliffside sweep of Marine Parade, where estuary views stretch out along the coast from Leigh Broadway.

An extensive programme of renovation has transformed this 1950s home, built to a 1930s plan, enhancing it for contemporary living while preserving its original period warmth. A full refurbishment, meticulously undertaken over the course of just under twenty years by the current owners, saw the electrics updated, parquet flooring meticulously restored, and rooms extended to enhance overall flow.



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"We walked into the hall and knew instantly where the Christmas tree would go."



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"It's a home of two seasons, spacious yet cosy for winter nights at the front, and beautifully light and bright in the kitchen and conservatory at the rear."

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Characterful entrance

With parking for two or three cars on the driveway, from beneath the shelter of the canopy front door, step through into the porch which opens through part-glazed double doors into the inner entrance hall, broad, bright and airy. Stained-glass leaded lights lend colourful character, a motif repeated throughout the ground floor, while original parquet herringbone flooring underfoot, lightly toned, emanates classic comfort.

This inviting ambience continues through to the left, in the lavishly sized and light-filled lounge where a broad bay window, fitted with shutters and a cushioned seat for comfort, offers room for all the family. Ash-toned flooring flows through from the entrance hall, contemporary and stylish, while the recessed fireplace with its tactile slate backdrop and log-burning stove radiates waves of welcome warmth.

To either side of the chimney breast, carefully placed artwork conceals original half-moon stained-glass windows, a detail echoed in a further internal leaded window, threading character through the room, enhanced by the warm, modern palette of grey, yellow, black and white borrowed from the stained glass, creating a cohesive, contemporary colour scheme.

Freshen up in the cloakroom close by, furnished with wash basin, WC and a washer-dryer. Throughout the home, the freshness of the coastal setting is emulated in the soft tones and décor.







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Savour the views

Directly ahead from the front door, a half-moon stained-glass window embellishes the wall of the dining room, depicting a bird lifting through reeds in coloured glass, while underfoot stained black original parquet flooring flows through. A sociable room in which to welcome and entertain or gather as a family, glass bifolding doors offer an easy connection to the conservatory beyond with its glorious garden views providing the perfect party flow when entertaining. After dinner, drift through with a coffee or digestif as the sun sets, enjoying golden sky views where the roof has been replaced with glass to draw in wide, uninterrupted views of the sky above.



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Wine and dine

The easy flow continues, with double doors opening out to the patio for al fresco summer dining as the room also wraps back around and into the light, bright kitchen, where sleek and crisp white cupboards and drawers provide plenty of storage.

Cook up a feast for family and friends, with a host of appliances featured including a microwave grill, oven, five burner gas hob, dishwasher, wine chiller and fridge freezer.

Wooden worktops provide plenty of preparation space, with exposed beams above and leafy views out over the mature, lovingly landscaped garden at the rear.

Returning to the conservatory, step through into the study at the side, extended to double its original size, with a second skylight added drawing in additional natural light, creating a room that comfortably accommodates three desks. Well suited to home working or running a business from home, this adaptable room could equally serve as a playroom, games room or gym. A small section at the front of the former garage has been retained to provide useful storage.



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When sleep beckons

From the entrance hall, ascend the staircase with its oak and glass balustrade, passing the large stained-glass window on the turn, before reaching the main landing.

Bountifully sized and swimming in light, the principal bedroom offers estuary views from the bed, through a glazed door that opens to the peaceful, enclosed balcony, with storage concealed within the window seat. Part of the home's original design, there is provision to open the roof to the elements, subject to appropriate permissions. With its fresh, white décor and abundant fitted storage, the principal bedroom is a true haven, served by its own shower room en suite.

The enclosed balcony can also be accessed from the guest bedroom, a light, bright room with windows to two sides and fitted wardrobes offering ample storage, which reconnects to the landing.

Returning to the landing, a third, good-sized double bedroom awaits.

Refresh and revive in the family bathroom, where a fully fitted white suite includes a bath with overhead rainfall shower, and vanity unit storage beneath the wash basin.





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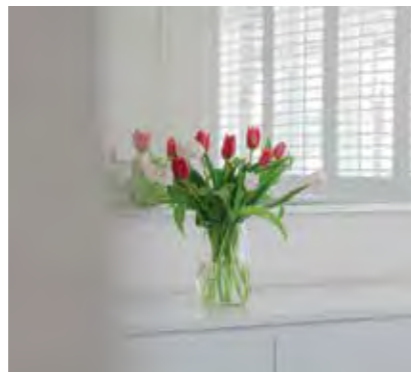
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Another level

Stairs lead up to the second-floor bedroom, a spacious double with windows to front and rear, where elevated views beckon to both the estuary and across the Salvation Army fields in the direction of Canary Wharf, visible in the distance on a clear day. Peaceful, and privately tucked away, this room is the perfect teenage retreat.



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Sunshine, shelter and shade

Outdoors, step out into a world cultivated for relaxation, entertainment and peaceful enjoyment. Outside the conservatory kitchen - ideal for barbecues and afternoon coffee breaks - stepping stones lead out through the lawn to different seating areas.

Designed by the current owners, the garden has been reshaped into a level, square plot, where a separate pathway follows the perimeter, framing a central lawn with planted borders softening the edges.

Along the left-hand side, a large redbrick outbuilding containing three separate sheds/storage units, known as 'the piggeries' for their wood cladding finish, sit neatly in a row, while a eucalyptus adds height and a Mediterranean feel. At the far end, catch the last of the evening sun beneath the pergola, its paved seating area making the most of the garden's east-facing orientation.

On the same level as the pergola and lawn discover a shingled area amidst the colour and texture of the established shrubs, perfect for a bistro table.

To the rear, an oak tree offers shelter and shade in one corner, where, in the same area, a bench nestles beneath a pergola festooned in grapevines. At the centre of the lawn a cherry tree and a circular wrought iron seat set around a large urn, offer a pretty focal point and place to rest and admire the garden with a glass of wine.

A lower path runs beneath a retaining wall, where laurel, bay and bottlebrush planting provide height and privacy, with a further shed, served by electricity and lighting, positioned discreetly behind the home office.



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Out and about

Moments from Marine Parade, the coastline opens out into those wide, uninterrupted estuary views that first draw so many to Leigh-on-Sea with broad blue skies stretching toward the pier.

Downhill, discover the olde-worlde charm of Old Leigh, with its art studios, heritage centre, tea shops, pubs, beach and traditional fishing village charm, while also in easy reach, Leigh Broadway is a vibrant destination, home to an array of pubs, restaurants, and independent boutique shops, with the train station situated to the periphery – perfect for commuters.

In this sense, the location is ideal: around a 20-minute walk to the station (with the return journey eased by the option of a short taxi ride), followed by a 40-minute train ride into Fenchurch Street, or via West Ham for direct access into the West End. London Southend Airport, offering domestic and selected European flights, is just 17 minutes away.

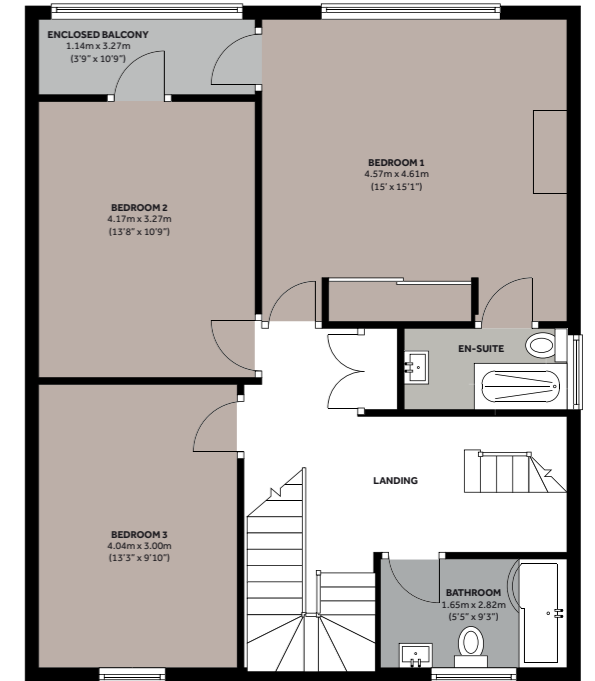
Family life is equally well served, with a strong choice of schools nearby including West Leigh School and Belfairs Academy.

A home that delivers on all fronts, from its deep-rooted history to its balanced setting poised above Leigh Old Town, with an extensive programme of renovation already complete, there is very little left to do other than unpack and enjoy. Lovingly enhanced for modern living, No. 110, Tattersall Gardens is a home with real heart, ready to be lived in and enjoyed from the very first day.

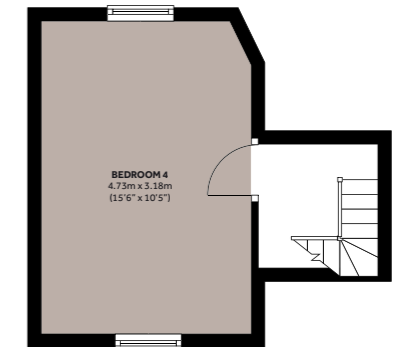
GROUND FLOOR
Approx 106.7 sq. metres (1148.0 sq. feet)



FIRST FLOOR
Approx 77.4 sq. metres (833.0 sq. feet)



SECOND FLOOR
Approx 18.5 sq. metres (199.0 sq. feet)



TOTAL AREA
Approx 202.5 sq. metres (2180.0 sq. feet)



To watch our video of this amazing property scan the QR code.

* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering.



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THE COLLECTION

For further information on this property please contact Dave or Jo at Ashleigh Stone,
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