



Leigh Cliff Road, Leigh-On-Sea
£795,000

home.

42 Leigh Cliff Road

Leigh-On-Sea

SS9 1DJ



- Charming & Characterful Three Double Bedroom Family Home
- Located Between Leigh Road & Grand Parade
- Gorgeous Dual Aspect Lounge & Dining Room
- 'Smallbone' Fitted Kitchen With Integrated Appliances Open Plan To A Separate Breakfast Room
- Third Bedroom With Access To A wonderful Terrace With Estuary Views
- Loft Room With Access To A large Roof Terrace With Estuary Views
- Pretty & Secluded East Backing Rear Garden
- Perfectly Positioned For Leigh Road
- Short Stroll Of The Beach & Mainline Railway Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Of Leigh are privileged to offer for sale this absolutely charming and characterful three double bedroom family home, located in between the Leigh Road and Grand Parade, therefore the perfect spot for shops, bars, restaurants and of course the beach and mainline railway station into London Fenchurch Street.

The accommodation comprises; grand entrance hall, a gorgeous dual aspect lounge & dining room, separate 'Smallbone' fitted kitchen with integrated appliances which is open plan through to a separate breakfast room with french doors out to the rear garden.

To the first floor there is a spacious landing, two separate bathrooms, three double bedrooms including a great size third bedroom with French doors leading out to a wonderful terrace with estuary views, whilst to the second floor there is a loft room with access to a large roof terrace, again offering views of the estuary.

Externally the property benefits from a pretty and secluded east backing rear garden.

Located on Leigh cliff Road in the heart of Leigh On Sea, this period property is perfectly positioned to take full advantage of Leigh Road and its array of shops, bars, restaurants and cool bespoke boutiques as well as being within a short stroll of the beach and mainline railway station giving direct access into London Fenchurch Street.

Accommodation Comprises:

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

Entrance Hall:

22'1 x 5'6

A very grand and spacious entrance hall with solid oak wood flooring throughout, dado rail, stairs leading to the first floor landing with under stairs storage cupboard, cast iron effect radiator. doors to:

Lounge & Dining Room:

28'3 x 12'6 (reducing to 10'6)

A delightful through room with two clearly defined areas as follows;

Lounge:

15'7 x 12'6

Double glazed sash bay window to front aspect, solid oak wood flooring throughout, feteau fireplace with open fire and attractive wood surround, coved cornice to ceiling with central ceiling rose, picture, bespoke fitted alcove storage with display cabinets above, radiator, archway leading through to:

Dining Room:

12'5 x 10'6

Double glazed French doors to the rear garden, continuation of solid oak wood flooring, feature fireplace with open fire and attractive surround with tiled hearth, coved cornice to ceiling with central ceiling rose, picture rail, cast iron effect radiator.

Kitchen:

12'7 x 11'6

Double glazed sash window to side aspect. Bespoke fitted Smallbone kitchen which comprises; butler sink with mixer tap, inset into a range of granite work surfaces with cupboards and drawers beneath, free standing range cooker with extractor hood over, further range of matching eye level wall mounted units, integrated dishwasher, washing machine and steam oven all to remain, built-in bin storage, wine rack, appliance space for American style fridge/freezer, solid oak wood flooring, open plan to:

Breakfast Room:

11'8 x 10'1

Double glazed sash window to side aspect, continuation of solid oak wood flooring, bespoke fitted seating area, smooth plastered ceiling with inset spotlighting, cast iron effect radiator, double glazed French doors to the rear garden.

First Floor Landing:

26'10 x 5'5

A great size landing with stairs leading to the second floor landing, solid oak wood flooring, dado rail, radiator, doors to:

Bedroom One:

15'5 x 14'6 (plus depth of wardrobe)

Double glazed sash bay window to front aspect, solid oak wood flooring, additional double glazed sash window to front, extensive range of fitted wardrobes and drawers to one wall, further bespoke alcove wardrobes, coved cornice to ceiling, radiator.

Bedroom Two:

12'2 x 10'7

Double glazed sash window to rear aspect, solid oak wood flooring, coved to smooth plastered ceiling, radiator.

Bedroom Three:

11'7 x 9'9

Double glazed window to rear aspect with adjacent double glazed French doors to the balcony, wood flooring, smooth plastered ceiling with inset spotlighting, built-in storage cupboard, radiator.





Balcony:

11'5 x 9'4

Which is decked and offers estuary views.

Bathroom:

8'3 x 7'3

Double glazed obscure sash window to side aspect, modern three piece suite comprising; bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, cupboard housing boiler (not tested), coved to smooth plastered ceiling with inset spotlighting, radiator.

Wet Room:

8'6 x 4'10

Double glazed obscure sash window to side aspect, wash hand basin with mixer tap, low level WC, shower, tiled flooring, fully tiled to surrounding walls, heated towel rail, radiator.

Loft Room:

15'5 x 15'3

Velux window to rear aspect, wood flooring, built-in eaves storage cupboards.

Roof Terrace:

25'4 x 12'6

Decked and offering estuary views.

Externally:

Rear Garden:

The property benefits from a pretty east backing rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, further patio area to the extreme rear, garden shed, outside lighting and water tap.

Front Garden:

Private front garden with Victorian tiled pathway and private entrance garden with shrubs and stones.





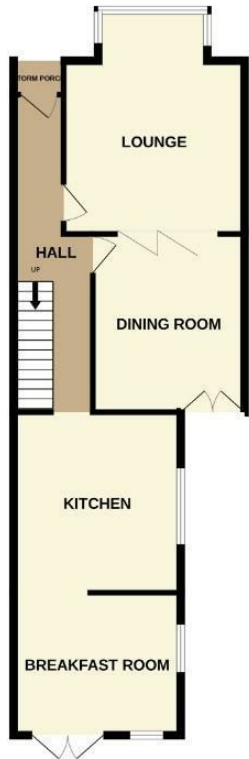








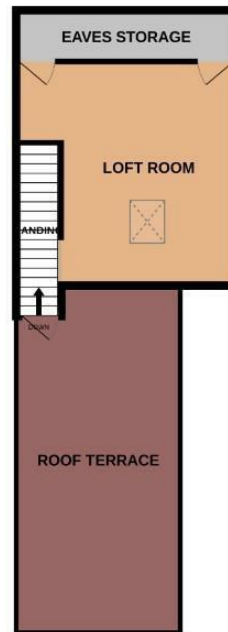
GROUND FLOOR
679 sq.ft. approx.



1ST FLOOR
677 sq.ft. approx.



2ND FLOOR
298 sq.ft. approx.



TOTAL FLOOR AREA: 1650 sq.ft. approx.
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Property Details

3 Bedrooms
2 Bathrooms
3 Reception Rooms
House - Terraced

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band:

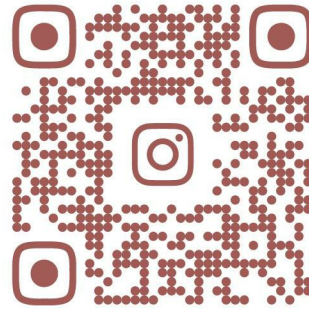
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