



Cliff Parade, Leigh on sea  
£4,000 Per Calendar Month

home.



# 16a Cliff Parade

Leigh on sea

SS9 1AS



- Breathtaking estuary vista
- Sizeable accommodation
- Set over three floors
- Immaculate condition
- Generous gardens
- Off street parking
- Heart of Leigh-on-Sea
- Broadway and station nearby

## Interested?

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

01702 480 033





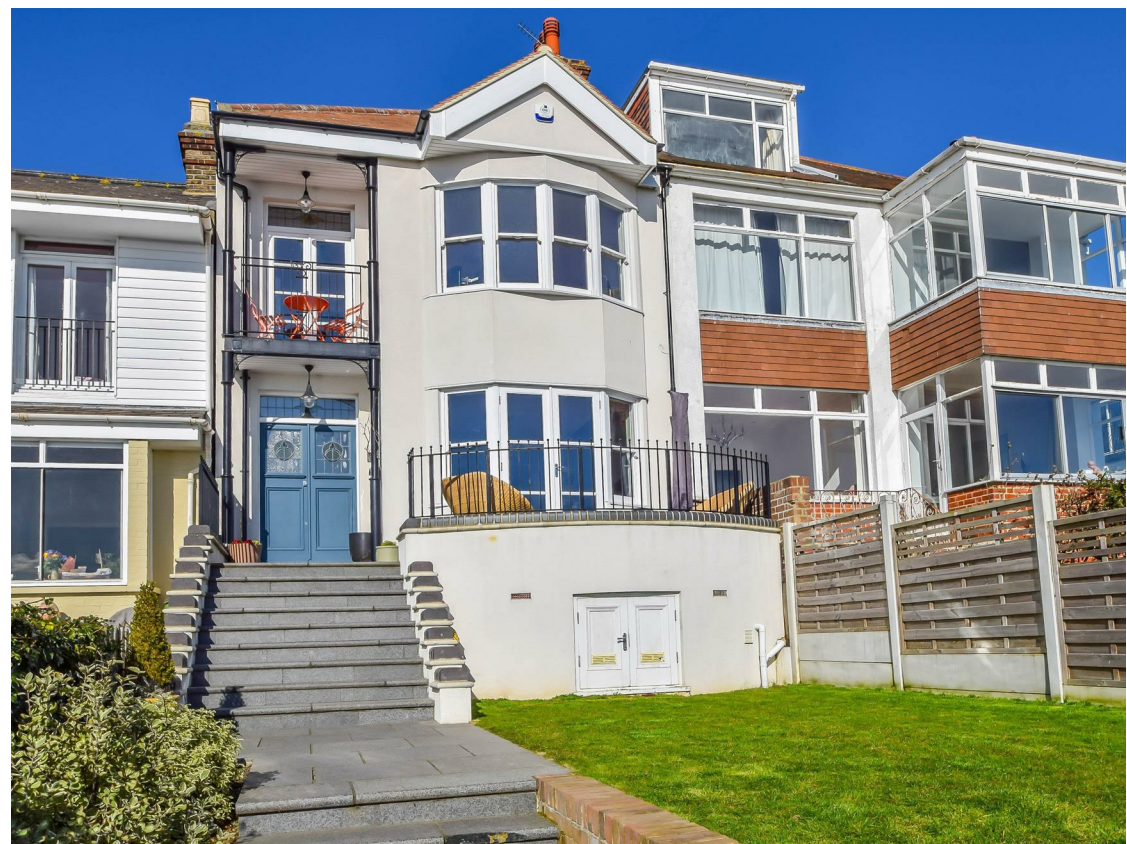


Home Estate Agents are privileged to offer for let this truly fabulous four bedroom residence on Cliff Parade. This impressive family home, which is positioned within highly sought after Leigh-on-Sea location, boasts arguably one of the best vistas of the Estuary which can be appreciated from each floor. This must-see property benefits from spacious accommodation over three floors as well as superb condition and high specification throughout. This wonderful semi-detached house also provides generous outside space with beautifully kept frontage, rear garden and private parking for two cars. Available immediately.

The accommodation comprises; entrance hall, cloakroom,

living room, dining room, contemporary kitchen and utility to the ground floor with landing, two double bedrooms, modern family bathroom and en suite (to master) completing the first. The property features has been extended into the second floor which contains two double bedrooms and a further en suite shower room. Externally, this special house enjoys beautifully kept and presented gardens to front and rear as well as a south facing balcony from the master bedroom and also benefits from off street parking to rear for two cars. Glorious sea views are on offer from each floor.

The property is served by gas central heating with vintage



'Old School' style radiators and double glazed sash windows where mentioned.

Situated on Leigh-on-Sea's prominent Cliff Parade, this marvellous home is perfectly positioned for all nearby amenities which includes the seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.



### Hallway

Beautiful 'Victorian style' tiled flooring, double doors with feature leaded light windows to front, coving, ceiling rose with light, 'Old School' radiator, stairs to first floor with under stairs storage, doors to:

### Living Room

16'8 x 12'8

Solid oak flooring, coving, 'Old School' radiator, ceiling rose with light, working gas cast iron fireplace, sash windows and french doors to front with glorious sea views and opening into:

### Dinning Room

17'6 x 10'9

Solid oak flooring, coving, 'Old School' radiator, ceiling rose with light, mounted wall lighting and opening into:

### Kitchen

12'10 x 12'8

Contemporary kitchen with downlights, double glazed skylight lantern, solid oak flooring, 'Old School' radiator, Quartz work surfaces with centre island, wall and

base units and the following appliances; Rangemaster cooker with gas hob and extractor overhead, integrated dishwasher, butler sink with drainer and taps, space for American style fridge/freezer. Door to side, windows to rear and French doors to garden.

### Utility Room

8'4 x 7'4

Tiled flooring, lighting, space for washing machine and dryer and built in storage cupboards.

### Cloakroom

Beautiful 'Victorian style' tiled flooring, lighting, 'Old School' radiator, extractor, w/c and hand wash basin with taps and tiled splashbacks.

### First Floor Landing

Carpeted flooring, lighting, stairs to second floor and doors into:

### Master Bedroom Suite

19'6 x 16'4

Fabulous master bedroom with solid oak flooring, three 'Old School' radiators, coving, two ceiling lights, feature fireplace, sash windows with leaded light glass to front, French doors leading to balcony and wonderful estuary views.

### En-suite

Modern en suite shower room with shower, w/c, extractor, lighting and hand wash basin with taps.

### Balcony

Delightful railed balcony with an impressive south facing vista towards the sea.

### Bedroom Three

11'5 x 10'10

Solid wood flooring, 'Old School' radiator, coving, ceiling rose with light and sash windows to rear with blinds.

### Family Bathroom

Tiling to floor and walls, extractor, lighting, heated towel rail, bath with taps and shower head, w/c, hand wash basin and sash window to rear with blinds.

### Second Floor Landing

Carpeted flooring, lighting, double glazed velux window and doors to:







### Bedroom Two

13'3 x 10'10

Carpet, lighting, radiator, eaves storage, sash window to rear with blinds and door to:

### En-Suite

Tiled flooring, shower, heated towel rail, w/c, lighting, hand wash basin, extractor and double glazed window to side.

### Bedroom Four

13'3 x 8'8

Lighting, carpet, radiator, eaves storage and double glazed velux window to front.

### Externally

#### Front Garden

Beautifully presented south facing frontage with lawn, shrubs, seating area, paved pathway, storage (under-house) and fabulous estuary views.

#### Rear Garden

Private tiered rear garden with lawn, paved patio, shrubs and rear access to:

#### Parking

Private parking to rear of property with space for two cars.

### Agents Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.

















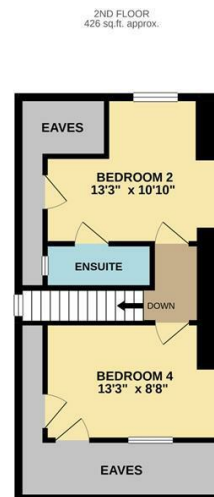
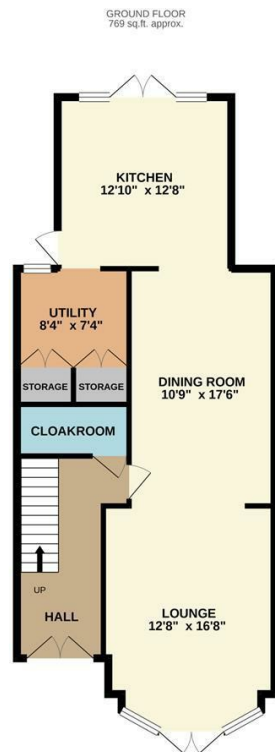












TOTAL FLOOR AREA : 1800 sq.ft. approx.  
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## Property Details

4 Bedrooms  
3 Bathrooms  
2 Reception Rooms  
House

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

£4,000 Per Calendar Month

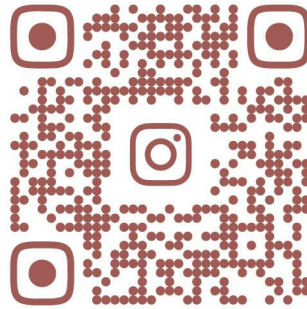
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home.



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