



Leigh Hill, Leigh-On-Sea
£2,500 Per Calendar Month

home.

7 Leigh Hill

Leigh-On-Sea
SS9 2DR



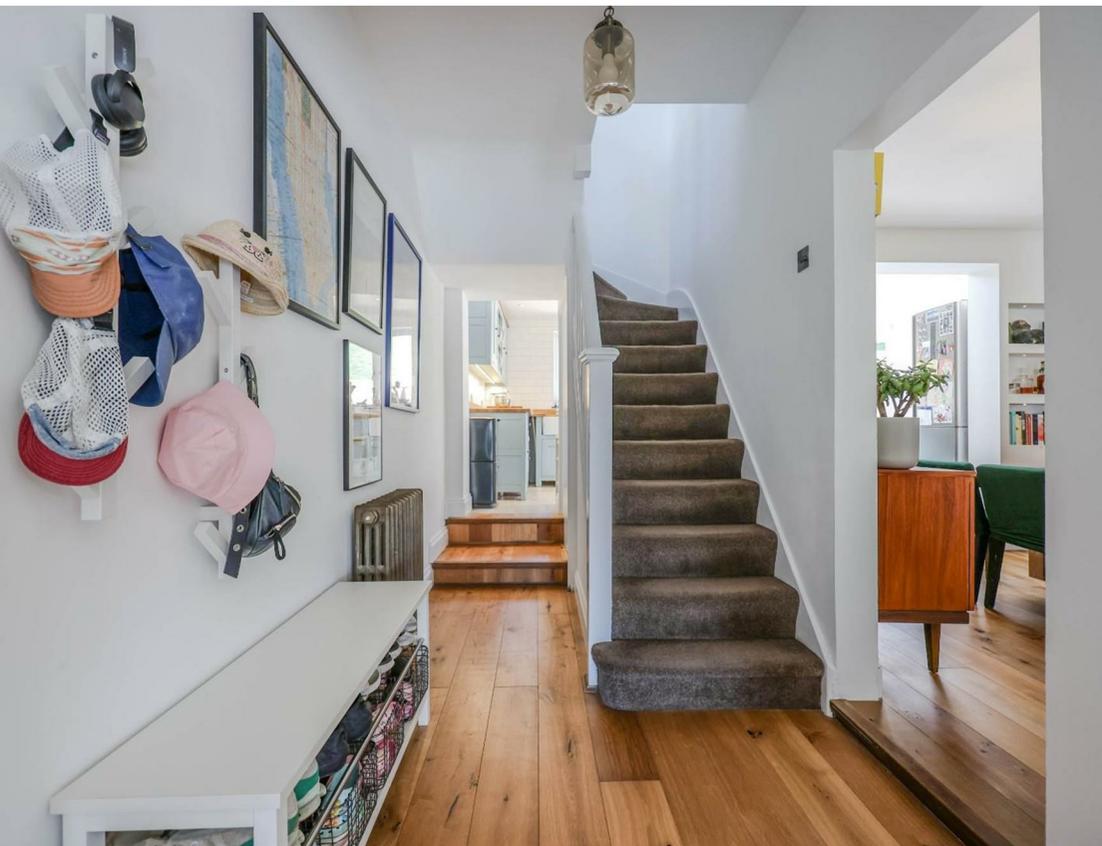
- Beautiful Three Storey Detached Character Home
- Two Double Bedrooms to Second Floor
- Large Converted Multi-functional Loft Room with Estuary Views
- South Facing Lounge & Modern Fitted Kitchen
- South Facing Master Bedroom with Juliette Balcony
- Heart Of Old Leigh
- Recently Landscaped Rear Garden & Off Street Parking for two cars
- Perfectly Positioned For Mainline Railway Station, Old Town and Broadway

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 proud to present to let this three-storey, detached character property in the very heart of Leigh on Sea. Flanked by fisherman's cottages, the lovingly maintained residence sits footsteps from the quaint and cobbled old town with its galleries and array of beachside eateries. Available beginning of April.

The substantial corner plot enjoys two-tiered landscaped gardens to the side and rear of the property, with the added benefit of off-street parking. Exquisite attention to detail flows throughout, with an impressive south facing, vaulted ceiling, reception room, raised dining area with

exposed brick fireplace and light-filled kitchen with garden view. The split-level landing leads to a spacious master bedroom, boasting a sunny aspect, delightful Juliette balcony, walk in closet and stylish en-suite shower room. A second bedroom is equally generous, with a rustic coastal vibe and an elegant bathroom completes the first floor. The owners have made excellent use of the large third floor loft room, transforming the multi-functional space into a guest room, creating a restful haven on the top floor, with skylight scenic views.



Originally constructed in 1922, this is a rare opportunity to own this charming home, while purchasing a piece of the town's rich history.

Ideally located close to Leigh Broadway, with vibrant bistros, bars and baristas, independent stores and boutiques and direct links into London, this is the ideal property for young families, professionals or those seeking calm, coastal living.

Accommodation Comprises

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

Open Plan Lounge

17'3 x 15'1

A great space with feature 10ft vaulted ceiling, double glazed window to front aspect with fitted Plantation shutters, engineered oak wood flooring throughout, floor standing log burner with tiled hearth, smooth plastered ceiling with central ceiling rose, open arch to dining room, steps leading up to inner hallway.

Inner Hallway

11'1 x 6'1

With continuation of engineered oak wood flooring, feature cast iron effect radiator, stairs leading to the first floor accommodation with understairs storage cupboard, access to both kitchen and dining room.

Dining Room

11'1 x 11'1

With feature open arch through to lounge area, door to kitchen, matching engineered oak wood flooring, feature fireplace with tiled hearth, smooth plastered ceiling with central ceiling rose, cast iron effect radiator.

Kitchen

17'1 x 8'2

Three double glazed windows to rear aspect with adjacent door leading to the rear garden. The kitchen is fitted to include a Butler sink with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, freestanding Range cooker with fitted extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, integrated dishwasher, appliance space and plumbing for washing machine, further recess for American style fridge freezer, tiled flooring with underfloor heating.

First Floor Landing

13'6 x 6'1

Spacious split level landing with double glazed obscure window to side aspect, carpeted, smooth plastered ceiling, stairs leading to the second floor loft room, cast iron effect radiator. Doors to:

Master Bedroom

14'7 x 14'4

Double glazed bi-folding doors to front giving access to a Juliet balcony offering views over the old town and towards the estuary, exposed and white painted floorboards, smooth plastered ceiling with central ceiling rose, feature cast iron radiator, doors to both en-suite shower room and walk in closet.

En-Suite Shower Room

6'8 x 3'8

Modern suite comprising fully tiled shower cubicle, wall mounted wash hand basin, low level WC, tiled flooring, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Walk In Closet

7'4 x 3'9

With a range of fitted hanging rails and bespoke fitted shelving.

Bedroom Two

11'1 x 11'1

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, cast iron effect radiator.

Bathroom

8'3 x 7'1

Double glazed obscure window to rear aspect, modern four piece suite comprising; claw footed bath with mixer tap and shower attachment, fully tiled walk in shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting and heated towel rail.





Second Floor Loft Room

26'7 x 8'1

Window to front aspect and Velux window to side offering fabulous views over the surrounding area towards the estuary, carpeted, range of built in eaves storage cupboards, smooth plastered ceiling with inset spotlighting. This large space offers the opportunity to turn into a third bedroom with additional space (subject to planning).

Externally

The property sits on an bold corner plot and has recently been landscaped to provide a shingled patio area to the immediate rear with the remainder of the garden to both rear and side being laid to lawn and tiered, screen panelled fencing to all boundaries, access to a storage shed which houses boiler and a modern two piece suite, outside lighting, side access to Leigh Hill, further steps leading up to Leigh Park Road where there is off street parking.

Parking Facilities

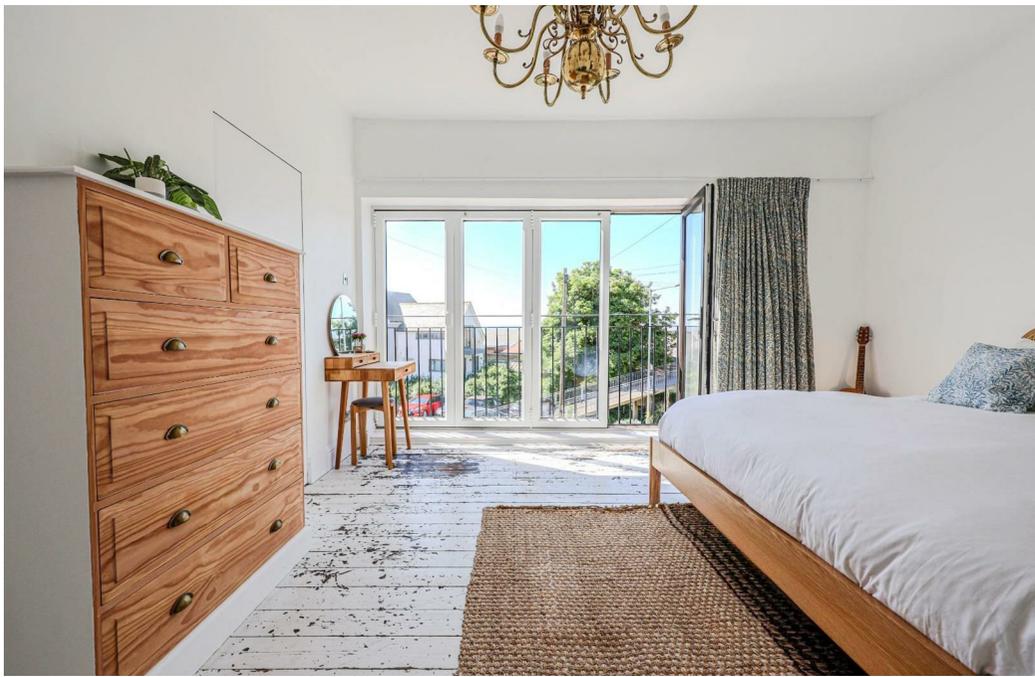
Two parking spaces which are accessed via Leigh Park Road.

Rear Garden

The tiered landscaped rear garden has recently undergone complete renovation.

Agency 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.







Made with Metropix ©2025

Property Details

2 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Detached

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

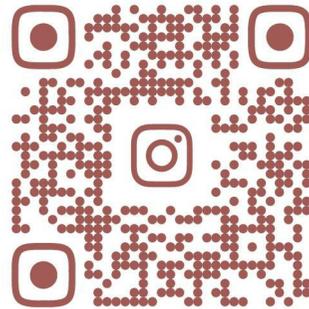
£2,500 Per Calendar Month

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.



Scan QR code for
our Instagram

homeofleigh.com

The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033

