



* £850,000- £9000,000 * Occupying a desirable position on Western Road in the heart of Leigh-on-Sea, this impressive semi-detached family home offers generous and versatile accommodation arranged over three floors, perfectly suited to modern family living. The property boasts five well-proportioned bedrooms, including four spacious double bedrooms and a fifth room that lends itself perfectly to a home office or nursery. Designed with both comfort and practicality in mind, the home features multiple stylish bathrooms, comprising a luxurious four-piece family bathroom, a convenient ground floor WC, and en-suite facilities serving both the principal and second bedrooms. The ground floor provides an excellent balance of living and entertaining space, with two welcoming reception rooms ideal for family life, formal entertaining, or relaxing evenings at home. Natural light flows throughout the property, creating a bright and inviting atmosphere. Externally, the home continues to impress. A private driveway provides off-street parking for two vehicles, while the garage offers additional storage or secure parking. To the rear, a delightful South facing rear garden creates the perfect outdoor setting for children to play, al fresco dining, and summer gatherings with family and friends. Ideally located within walking distance of Leigh Station, Leigh's vibrant Broadway, and the picturesque Old Town, residents can enjoy an excellent selection of cafés, restaurants, boutiques, and seafront attractions. The property also falls within the catchment area for the highly regarded West Leigh Schools and Belfairs Academy, making it an excellent choice for families. Combining generous living space, superb amenities, and a sought-after location, this outstanding home presents a rare opportunity to acquire a truly exceptional property in one of Leigh-on-Sea's most desirable neighbourhoods.

- Heavily extended semi-detached character home
- Ample parking on the driveway and integral garage
- Five bedrooms, three bathrooms plus additional downstairs WC
- Impressive kitchen family room with center island and separate utility room
- Marine Estate location - walking distance to Leigh Station, Old Town and Broadway
- Accommodation split across three floors with sea views
- South backing rear garden
- Character features throughout
- Generous top floor master suite with fitted wardrobes and views over the Thames Estuary
- West Leigh and Belfairs Academy school catchments

Western Road

Leigh-on-Sea

£850,000

Price Guide



Western Road



Frontage

Driveway for two to three vehicles, access to the garage, side access leading to the rear garden, access to:

Front Porch

8'6" x 2'11"

Smooth ceiling with inset spotlights, leadlight double glazed windows and entrance door to the front, tiled flooring, access to:

Entrance Hallway

16'3" x 6'10"

Smooth ceiling with a pendant light, picture rails, composite entrance door to the front with an obscured leadlight double glazed window to the side, carpeted stairs rising to the first floor landing with understairs storage, radiator with a radiator cover, engineered wood flooring, door to:

Downstairs WC

4'0" x 2'7"

Smooth ceiling with a pendant light, picture rail with lighting, corner wall hung wash basin, low-level WC, feature half exposed brick walls, chrome heated towel rail, tiled flooring.

Bay-Fronted Lounge

16'9" into the bay x 12'10"

Smooth coved with a pendant light, picture rails, double glazed leadlight bay window to the front, feature fireplace with a stone surround and a multi fuel log burner, radiator with a radiator cover, engineered wood flooring.

Kitchen Family Room

27'6" > 12'5" x 24'5" > 10'3"

Modern Open Plan Living Area:

Smooth ceiling with a pendant light, picture rails, double glazed French doors to the rear leading out to the garden, double glazed windows to the side and rear overlooking the garden, engineered wood flooring, radiator, opening to:

Kitchen Diner:

Smooth ceiling with inset spotlights, pendant light, two double glazed Velux windows to the rear, floor to ceiling obscured double glazed window, three door double glazed aluminum bi-folds to the rear opening out onto the garden. Modern Alno black glass handleless kitchen comprising of; wall and base level units with a square edge stone worktop, center island with a square edge stone worktop, integrated dishwasher, four 600ml storage cupboards, pop-up power points, inset stone sink with a black flexi tap, under sink storage cupboard, inset induction four-ring hob with an impressive extractor fan with light above, integrated Siemens appliances including a coffee machine, combination microwave oven, oven and grill, integrated fridge freezer, pan drawers, pull out larder cupboards, integrated plate warmer, four-seater breakfast bar, space for an American style fridge freezer, space for a eight-seater dining table, tiled flooring with underfloor heating, door to:

Separate Utility Room

7'5" x 6'7"

Smooth ceiling with inset spotlights, extractor fan, wall and base level units with a square edge stone worktop, integrated Siemens steam oven, 1.5 inset sink and drainer with a mixer tap, glass splashbacks, cupboard housing the wall mounted boiler, space for a washing machine and a tumble dryer on a stacker system, under counter lighting, tiled flooring, door to:

Integral Garage

13'11" x 7'9"

Concrete base, up and over door to the front, power, light, wall and base level units with a square edge laminate worktop, door to the rear leading back to the utility room.



First Floor Landing

Smooth ceiling with two pendant lights, carpeted stairs rising to the second floor landing, double storage cupboard, carpet.

Bedroom Two

17'10" x 12'3"

Smooth ceiling with a pendant light, double glazed bay window to the rear overlooking the garden, floor to ceiling two inset wardrobes, radiator, wood effect laminate flooring, door to:

En-suite to Bedroom Two

7'1" > 5'0" x 7'4"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed window to the rear, panelled bath with a rainfall head over and an additional shower hose attachment, low-level WC, vanity unit wash basin, part tiled walls, tiled flooring.

Bedroom Three

16'6" into the bay x 12'10"

Smooth ceiling with a pendant light, picture rails, double glazed bay window to the front, feature fireplace with a wooden surround, space for a floor to ceiling wardrobe, radiator, carpet.

Bedroom Four

15'5" > 12'5" x 7'8"

Smooth ceiling with a pendant light, picture rails, leadlight double glazed window to the front, fitted floor to ceiling wardrobe, radiator, carpet.

Bedroom Five/Office

7'2" x 6'11"

Smooth ceiling with a pendant light, double glazed leadlight window to the front, radiator, wood effect laminate flooring.

Four Piece Family Bathroom

10'9" x 7'2"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed window to the rear, freestanding bath with a shower hose, double walk-in shower with a rainfall head and a shower hose attachment, low-level WC, vanity unit wash, fully tiled walls, tiled flooring with underfloor heating.

Second Floor Landing

Smooth ceiling with a pendant light, double glazed Velux window to the front, carpet, door to:

Bedroom One

19'11" x 14'3"

Smooth ceiling with a pendant light, two double glazed Velux windows to the front, double glazed window to the rear overlooking the garden and offering stunning views over the Thames Estuary, built in floor to ceiling wardrobes, eaves storage, radiator, carpet, door to:

'L' Shaped En-Suite to Bedroom One

9'9" > 5'4" x 7'9" > 2'7"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed window to the side, double corner shower with a rainfall head and a shower hose, low-level WC, corner vanity unit wash basin, eaves storage cupboard, part tiled walls, tiled flooring with underfloor heating.

South Backing Rear Garden

Commences a raised patio area ideal for entertaining, with the remainder laid to lawn, established tree, shrub and flower bed borders, additional raised decking area to the very rear, at the bottom of the garden there is a half roofed pergola with lighting offering an additional entertaining area, access to the summerhouse, access to the storage shed, outside tap, outside lighting, side access to the front driveway.



Floor Plan

GROUND FLOOR **1ST FLOOR** **2ND FLOOR**

Labels in Ground Floor: DINING AREA, KITCHEN AREA, SITTING AREA, UTILITY ROOM, GARAGE, HALLWAY, LOUNGE, PORCH.

Labels in 1st Floor: BATHROOM, STORAGE, ENSUITE, BEDROOM 2, BEDROOM 4, LANDING, BEDROOM 3, BEDROOM OFFICE.

Labels in 2nd Floor: EAVES STORAGE, BEDROOM 1, LANDING.

Watermark: beare

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with HomeBy.com



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	