

**SCOTT &  
STAPLETON**

**CLIFF PARADE**  
Leigh-On-Sea, SS9 1BB  
**£1,900,000**





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Scott & Stapleton are privileged with instructions to offer for sale this superb detached house with coach house situated in one of Leigh on Sea's most prestigious locations benefitting from glorious estuary views.

The property has been improved and completely refurbished throughout, extended and maintained to an extremely high standard by the present vendors and benefits from spacious accommodation including 3 double bedrooms, 2 fabulous bathrooms, south facing balcony, large lounge, separate dining room plus luxury 18'5 x 9'10 kitchen/breakfast room & utility room/ground floor cloakroom.

The property is set well back from the road with a large front garden and has a delightful courtyard style rear

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The property is set well back from the road with a large front garden and has a delightful courtyard style rear garden. There is also the added attraction of a useful double storey coach house to the rear measuring 24'5 x 13'2 plus the same upstairs which would be ideal for annex accommodation or conversion (stpp).

This is a highly desirable and convenient location being within a short walk of Chalkwell mainline railway station, serving Fenchurch Street - London, the ever popular Leigh Broadway with an abundance of bars, restaurants and independent shops together with Leigh and Chalkwell seafronts.

This is a truly unique opportunity to purchase a freehold, detached house in a highly desirable clifftop location. An early internal inspection is strongly advised.



## Accommodation comprises

UPVC obscure glazed double doors to entrance located on the side of the property. These open in to half landing with stairs leading to ground and first floor.

## Entrance hall

5.59m x 1.98m (18'4 x 6'6)

Solid wood flooring, understairs storage cupboard, opening in to lounge.

## Lounge

5.41m x 3.84m (17'9 x 12'7)

Large UPVC double glazed picture window to front with glorious far reaching estuary views. Solid wood flooring, feature brick fireplace with large woodburner & wooden mantle, double radiator, 4 wall light points.

## Dining room

4.29m x 4.29m max (14'1 x 14'1 max)

UPVC double glazed French doors to front with further UPVC double glazed window to front with fabulous views plus another UPVC double glazed window to side. Solid wood flooring, double radiator.

## Kitchen/breakfast room

5.61m x 3.00m (18'5 x 9'10)

Luxury fitted hand made solid wood bespoke kitchen with a vast range of base & eye level Shaker style units incorporating integrated fridge/freezer, dishwasher, electric oven and separate gas hob with extractor fan above, space for microwave and wine cooler, solid wood worktops with inset Butler sink and mixer tap, Porcelain tiled flooring, radiator, UPVC double glazed doors to rear plus UPVC double glazed window to rear & UPVC Oriel bay window to side.

## Utility room/ground floor cloakroom

1.93m x 1.91m (6'4 x 6'3)

UPVC obscure glazed window to rear. Luxury range of hand made solid wood bespoke base level Shaker style units with concealed space for washing machine, wooden worktop with inset circular sink and mixer tap, tiled floor radiator, low level W.C.

## First floor landing

3.73m x 3.43m (12'3 x 11'3)

Large double storage cupboard, loft access, radiator. Velux window.

## Master bedroom

5.72m x 3.23m (18'9 x 10'7)

Large airy room with huge UPVC double glazed picture window to front with stunning estuary views. Luxury range of built in wardrobes, radiator.

## Bedroom 2/guest bedroom

3.99m max x 3.53m (13'1 max x 11'7)

UPVC double glazed French doors leading on to balcony with further UPVC double glazed window to front with estuary views. Radiator, vaulted ceiling. Door to ensuite.

## En suite

2.06m x 1.85m (6'9 x 6'1)

UPVC obscure glazed window to rear. Luxury white suite with corner shower cubicle with raindrop head, wash hand basin in vanity unit with cupboard below, low level W.C with concealed cistern and storage above, Travertine tiled floor, heated towel rail, extractor fan, vaulted ceiling with inset spotlights.

## Bedroom 3

3.73m x 3.12m (12'3 x 10'3)

UPVC double glazed window to rear, luxury built in wardrobes, radiator.

## Family bathroom

3.89m x 1.63m (12'9 x 5'4)

Fabulous modern suite comprising of freestanding bath with waterfall style tap, his & hers wash hand basins with cupboards beneath, double shower cubicle with body jets, low level W.C, with concealed cistern and storage above, heated towel rail, white marble splitface tiled walls, marble tiled floor. UPVC obscure glazed window to rear.

## Externally

The property is set well back from the road with a large front garden and road frontage of approx. 60'. Newly laid block paved driveway providing ample off street parking. Large lawn area with patio and mature well stocked borders.

## Coach house

7.77m x 3.99m (25'6 x 13'1)

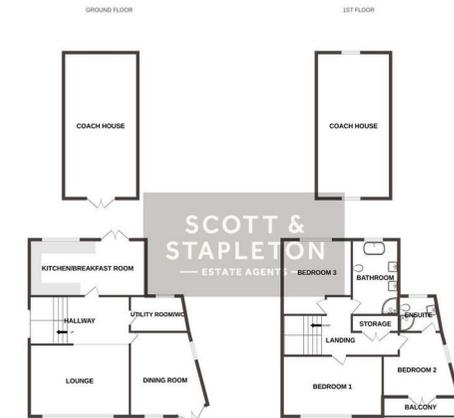
An extremely versatile and useful double storey building currently being used for storage but would be ideal for conversion to

additional accommodation, annex or games room. The space could also be used for business studio space or home gym.

Double doors to front with lead light windows to side, power & light. Stairs up to first floor, 24'5 x 13'1 with vaulted ceiling.

## Rear garden

Charming courtyard style rear garden with shrub borders and pedestrian access to the rear leading to Queens Road and the Broadway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		