



* £1,150,000 - £1,250,000 * Set on Tattersall Gardens, the property offers generous and versatile accommodation, featuring four spacious reception rooms that provide ample space for both family living and entertaining. At the heart of the home is a stylish contemporary kitchen-family room, seamlessly opening onto the rear garden to create the perfect space for gatherings, entertaining guests, and enjoying outdoor living throughout the warmer months. The home comprises four well-proportioned bedrooms, thoughtfully designed with comfort and practicality in mind, alongside four bathrooms, including two en-suite facilities. A ground-floor shower room further enhances convenience for modern family life. A particular highlight of this wonderful home is the west-facing balcony, perfectly positioned to capture breathtaking panoramic views across the Salvation Army fields, towards Hadleigh Castle, and over the picturesque Thames Estuary. Whether enjoying a morning coffee or watching the sun set across the estuary, this elevated vantage point provides an ever-changing backdrop that is sure to impress. The location is simply outstanding. Just a short walk from the characterful Old Leigh waterfront and the vibrant Leigh Broadway, residents can enjoy an excellent selection of independent shops, cafés, restaurants, and bars right on their doorstep. For commuters, Leigh Station is approximately five minutes away on foot, offering direct rail links into London. Rarely do homes become available that combine such stunning views, generous accommodation. This is an outstanding opportunity to enjoy the very best of Leigh-on-Sea living.

- Character detached family home located on the Marine Estate
- West facing balcony offering stunning views over the Salvation Army fields, Hadleigh Castle and the Thames Estuary
- Driveway creating parking for two vehicles
- Huge west facing rear garden
- Four double bedrooms
- Modern kitchen family room giving access to the rear garden
- Accommodation spread across two floors and an additional loft room
- Downstairs shower room, family bathroom and two en-suites
- A short walk to Old Leigh and the Broadway
- 10 minute walk to Leigh station

Tattersall Gardens

Leigh on Sea

£1,150,000

Price Guide



Tattersall Gardens



Frontage

Beautiful front garden with attractive flower and shrub borders, brick wall perimeter, access to the rear garden, access to:

Entrance Hallway

17'8" x 6'4"

Original leadlight wooden door to the front with adjacent stained glass leadlight windows, smooth ceiling with two pendant lights, oak staircase rising to the first floor landing with a glass balustrade and understairs storage units, patterned tiled flooring, door to:

Reception/Gym

12'4" x 10'9"

Smooth ceiling with a pendant light, leadlight secondary glazed windows to the front and side, radiator, gym mat flooring.

Reception/Dining Room

12'4" x 10'10"

Smooth ceiling with a pendant light, leadlight light secondary glazed windows to the side, feature stained glass leadlight windows to the rear, radiator, oak flooring.

Downstairs Shower Room

6'3" x 4'1"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed window to the rear, wall hung wash basin, low-level WC, chrome heated towel rail, wet room style shower with a rainfall head and a shower hose, fully tiled walls, patterned tiled flooring.

Kitchen Family Room

27'9" > 13'5" x 22'1" > 8'2"

Smooth ceiling with inset spotlights. Modern handleless kitchen comprising of: wall and base level units with a square edge quartz worktop, tiled splashbacks, double inset sink with two chrome taps, space for a range cooker with a Stoves extractor fan above, pull-out bin storage, integrated dishwasher, two integrated base level freezers, two integrated base level fridges, center island with a breakfast bar, sets of drawers, two pull out spice racks, four radiators, tiled flooring, wine rack, UPVC double glazed door to the side leading out to the garden, three panel aluminum bi-folding doors to the side leading out to the garden, two leadlight secondary glazed windows to the front, double glazed window to the rear offering sea views, tiled flooring, door to:

Reception/Cinema Room

13'6" x 13'4"

Smooth ceiling with inset spotlights, leadlight light secondary glazed windows to the front, two radiators, carpet, two cupboards.

Utility Room

8'2" x 4'2"

Smooth ceiling with inset spotlights, extractor fan, wall mounted Worcester combination boiler (feeding a large tank in the loft, enabling all the showers to be used at the same time), wall unit, base level unit with a square edge quartz effect worktop, space for a washing machine, space for a tumble dryer, double sink with a chrome flexi tap, tiled splashbacks, tiled flooring, radiator.

First Floor Landing

Original leadlight stained glass floor to ceiling window to the front, smooth ceiling with a pendant light, radiator, oak staircase rising to the second floor with a glass balustrade, carpet.

Bedroom One

13'6" x 13'3" > 9'8"

Smooth ceiling with a pendant light, leadlight secondary glazed windows to the front, radiator, carpet, double glazed patio doors to the side leading out to the balcony, door to:

West Facing Balcony

22'6" x 14'0"

Tiled flooring, glass balustrade including privacy glass, views over the Salvation Army fields, Hadleigh Castle and the Thames Estuary, outside lighting.

En-Suite to Bedroom One

8'5" x 3'2"

Smooth ceiling with inset spotlights, extractor fan, shower cubicle with a rainfall head and a shower hose, combined vanity unit wash basin and low-level WC, wall hung unit, chrome heated towel rail, tiled walls, tiled flooring.

Bedroom Two

12'6" > 8'8" x 12'4"

Smooth ceiling with a pendant light, leadlight secondary glazed windows to the front and side, radiator, carpet.

En-Suite to bedroom Two

8'8" x 3'2"

Smooth ceiling with inset spotlights, extractor fan, shower cubicle with a rainfall head and a shower hose, combined vanity unit wash basin and low-level WC, wall hung unit, chrome heated towel rail, tiled walls, tiled flooring.

Bedroom Three

12'4" x 9'0"

Smooth ceiling with a pendant light, leadlight windows to the side and rear overlooking the garden, radiator, carpet.

Bedroom Four

12'3" > 9'10" x 8'3"

Smooth ceiling with a pendant light, double glazed windows to the side and rear offering views over the Salvation Army fields, Hadleigh Castle and the Thames Estuary, radiator, carpet.

Family Bathroom

7'6" x 4'10"

Smooth ceiling with inset spotlights, extractor fan double glazed obscured windows to the rear, vanity unit wash basin, low-level WC, panelled bath with shower over, chrome heated towel rail, fully tiled walls, tiled flooring.

Second Floor Landing

Smooth ceiling, double glazed Velux window to the front, carpet, door to:

Large Loft Space

PLEASE NOTE: this can be converted into an extra bedroom.

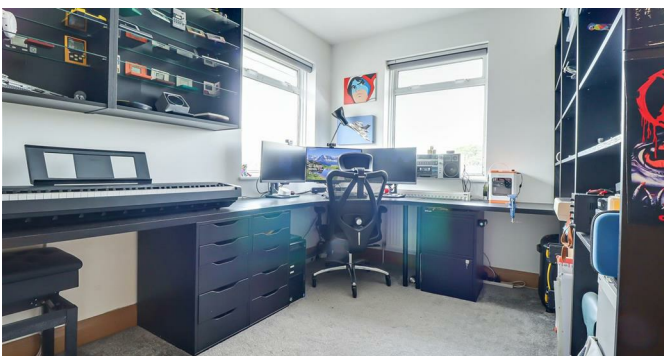
West Facing Rear Garden

Commences with a raised patio area with the remainder laid to lawn, further crazy paved patio creating a driveway accessed by the gates in the garden, established tree, flower and shrub borders, viewing over the Salvation Army fields, Hadleigh Castle and the Thames Estuary, outside tap, outside power points, outside lighting.

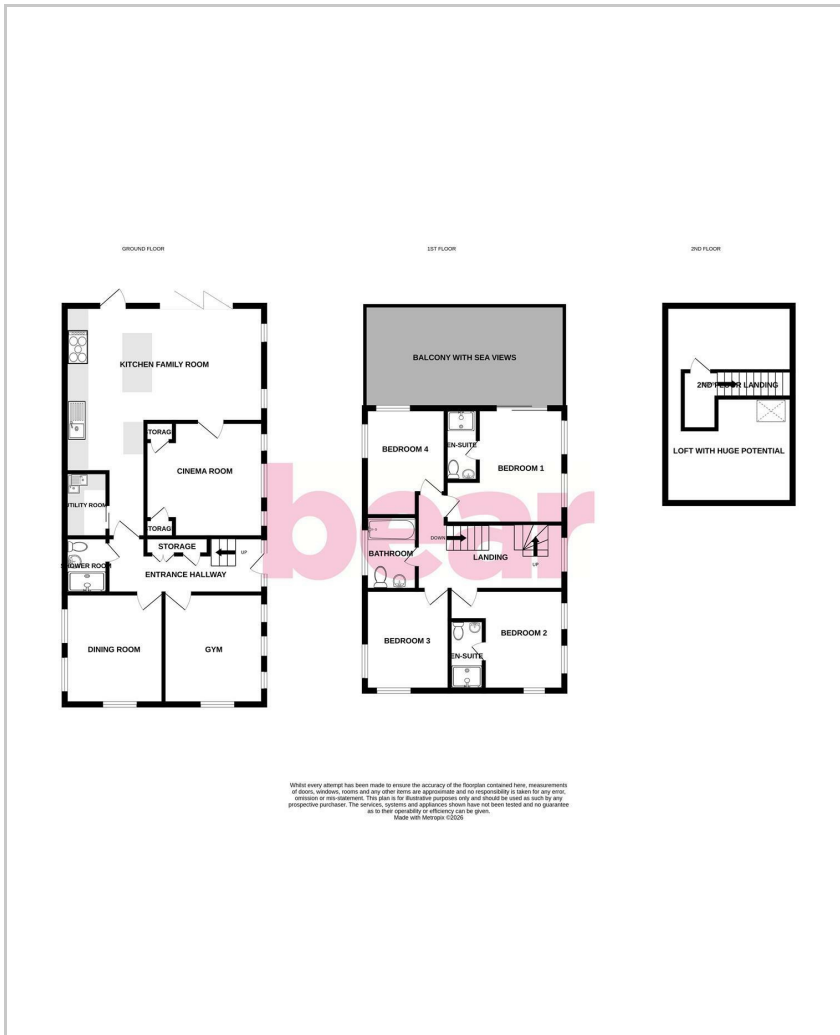
Agents Notes:

The heating, plumbing electrics, bathrooms, kitchen and flooring were all replaced in 2021.

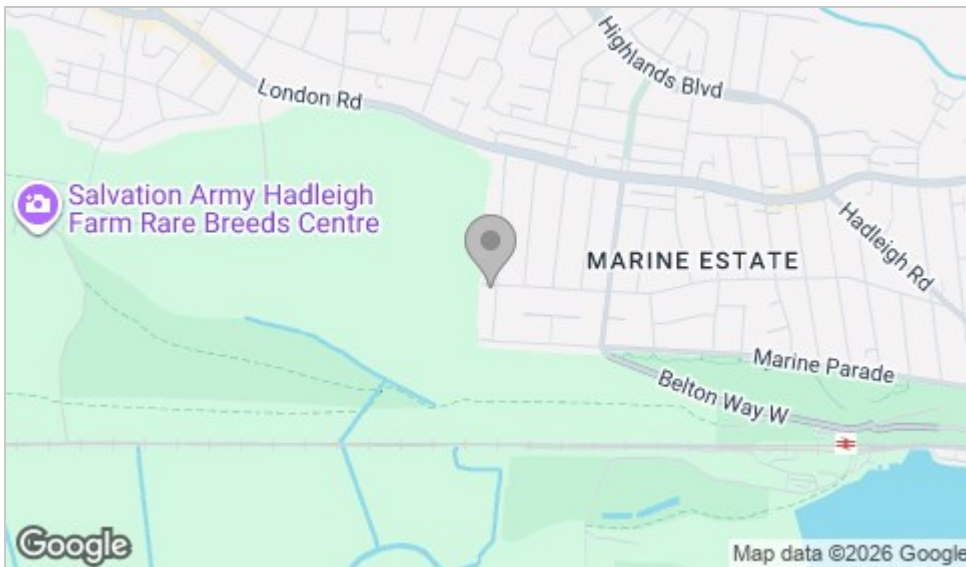
Council tax band: F



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

