



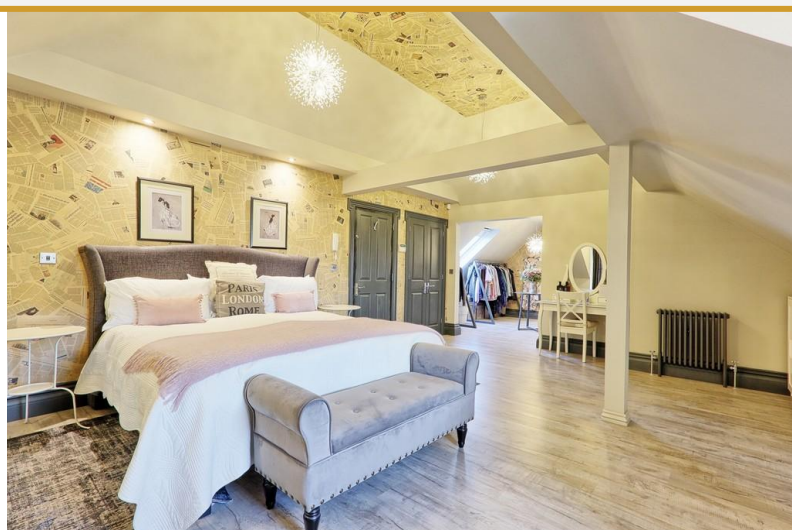
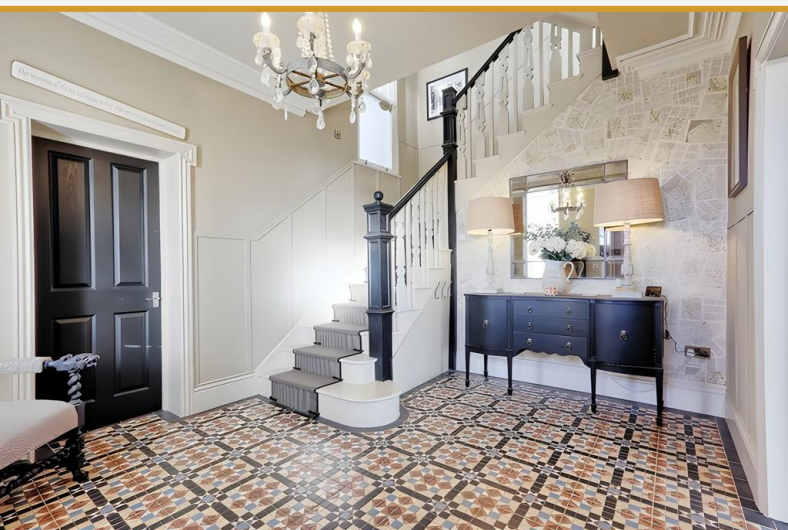
Brown & Brand

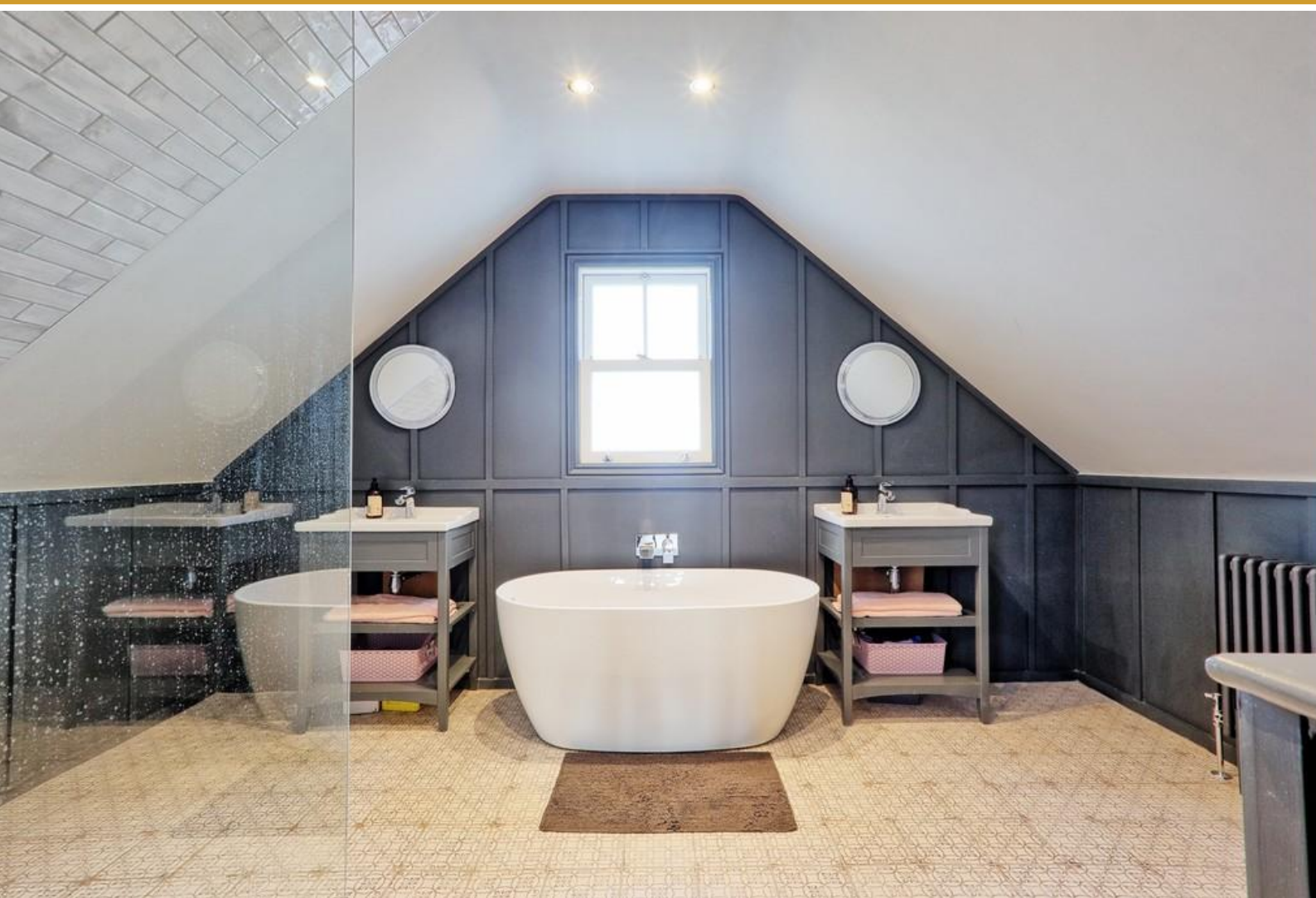


Marine Parade
Leigh-on-Sea, SS9 2NB

- Stunning and imposing 5/6 bedroomed detached residence
- Sought after Marine Parade with uninterrupted Estuary views
- Flexible accommodation over three floors
- Sympathetically restored to exceptional standard yet retaining character

£1,950,000





Property Description

Occupying a commanding corner position and enjoying uninterrupted, far-reaching Estuary views, this substantial 5/6 bedroom detached home stands proudly within one of Leigh-on-Sea's most coveted locations. Perfectly placed within easy walking distance of Leigh's mainline railway station and the vibrant Broadway with its boutiques, cafés and restaurants, the property offers both convenience and a first-class coastal lifestyle.

Having undergone a sympathetic and comprehensive restoration, the home now showcases beautifully balanced accommodation arranged over three floors. This carefully refurbished residence beautifully preserves its original charm and character, while seamlessly introducing modern comforts and highly versatile living spaces. The layout is ideally suited to families, multi-generational living, or those seeking flexible work-from-home accommodation. The generous footprint offers multiple reception rooms, impressive entertaining areas, and up to six bedrooms, depending on individual layout preferences. Throughout the property, large windows, distinctive turrets, and its elevated position maximise uninterrupted estuary views, ensuring an abundance of natural light and stunning coastal scenery are integral features of the home. Further enhancing its contemporary appeal, the property benefits from installed solar panels and an electric vehicle charging point positioned conveniently by the front of the garage.

Externally, the property enjoys an attractive setting that complements its prime position, with additional scope for landscaping or personalisation if desired. Homes of this calibre, scale, and specification within the highly sought-after Marine Estate are exceptionally rare to the market. This represents an outstanding opportunity to secure a landmark property in one of the area's most prestigious and desirable addresses





ACCOMMODATION

Approached via open canopy veranda with wooden balustrading and decked flooring with wood panelled and glazed lead light door giving access through to

ENTRANCE HALL

Mosaic tiled floor with underfloor heating. Wood panelling to chest height. Alarm entry panel. Flat plastered ceiling with bespoke cornicing and central ceiling rose. Access to stairs to 1st floor with ornate spindle balustrading and central carpet runner. Panelled double doors to reception room. Single door to



GARAGE/LAUNDRY/BOOT ROOM

16' 1" x 7' 3" (4.9m x 2.21m) Mosaic tiled floor. Fitted in a range of kitchen cupboards to ground and eye level with contrasting wood worktop over within inset butler style sink. Full height cupboards. Space and plumbing for washing machine, tumble dryer and space for fridge and freezer. Electric heater. Half glazed panel door to rear with matching double glazed window to rear. Remote controlled roller garage door to front. Flat plastered ceiling with spotlights. Access to loft storage with ladder. Electric charging point situated by the front of the garage.



RECEPTION ROOM

15' 9" x 14' 7" (4.8m x 4.44m) Oak herringbone flooring. Two antique style radiators. Double glazed sash style windows inset to large turret to front. Chimney breast with wooden surround and tiled hearth with log burner. Flat plastered ceiling with bespoke cornicing and two ceiling roses. Opening to

DINING ROOM

17' 5" x 12' 7" (5.31m x 3.84m) Oak herringbone flooring. Two antique style radiators. Double glazed sash style windows inset to bay to side. Panelling to chest height. Flat plastered ceiling with bespoke cornicing and central ceiling rose. Open walkway to kitchen breakfast room. Two panel doors to other rooms.



CLOAKROOM

Oak herringbone flooring. Panelling to chest height. Stainless steel towel rail/radiator. Two-piece white suite comprising wall mounted wash hand basin and close coupled WC.



BEDROOM/RECEPTION

11' 4" x 10' 8" (3.45m x 3.25m) Oak herringbone flooring. Antique style radiator. Two double glazed sash windows to side. Flat plastered ceiling with bespoke cornicing and ceiling rose. Panel door giving access to.

ENSUITE

Fitted in a three piece suite comprising walk-in shower cubicle with glass screen and twin head shower, close couple WC and wash hand basin with granite worktop and vanity unit under. Tiled floor. Tiling to most walls. Stainless steel towel rail/radiator. Obscure double glazed sash window to rear. Flat plaster ceiling with bespoke cornicing, spotlighting and extractor.



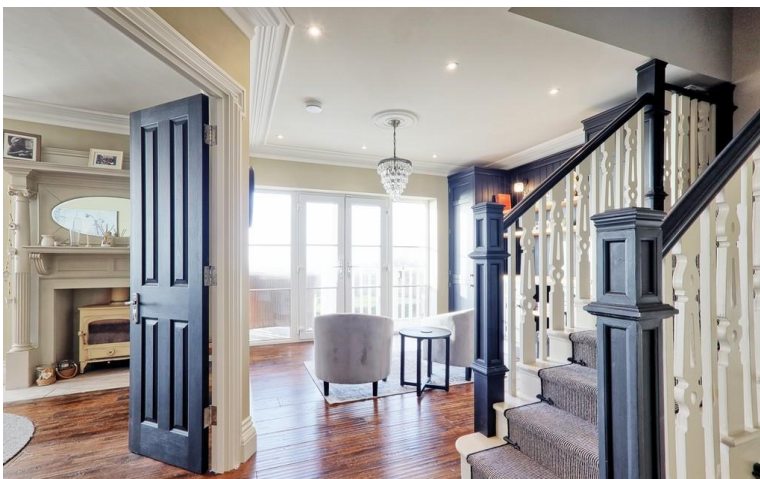
KITCHEN/BREAKFAST ROOM

20' 4" x 9' 6" (6.2m x 2.9m) Extensively fitted in contemporary units offering cupboards and drawer packs to both ground and eye level with granite worktops over. Inset sink with twin drainers and Quooker boiling hot water tap. Range style cooker with double extractor hood over. Integrated fridge and freezer. Integrated dishwasher. Granite worktop offering seating for three/four people. Alarm entry panel. Oak herringbone flooring. Double glazed sash style windows to side and rear with matching double glazed French doors with matching side panels to rear. Flat plastered ceiling with bespoke cornicing and spotlights with double glazed Velux to ceiling.



FIRST FLOOR LANDING

Dark oak woodstrip flooring. Flat plastered ceiling with bespoke cornicing, ceiling roses and spotlights. Panelled single and double doors to other rooms. Intercom system. Ornate spindle balustrading and Stairs with central carpet runner giving access to second floor. Open plan to



SNUG

Dark oak woodstrip flooring. Antique style radiator. Flat plastered ceiling with coving ceiling rose and spotlights. Range of built in storage cupboards to one wall with shelving and worktop/coffee station. Double glazed French doors with matching side panels giving access to.



BALCONY

Substantial area with decked flooring, heater and spindle balustrading. Enjoys uninterrupted views over the Estuary & Marine parade gardens.

RECEPTION/BEDROOM

17' 1" x 14' 1" (5.21m x 4.29m) Dark oak flooring. Two antique style radiators. Flat plastered ceiling with bespoke cornicing. Chimney breast with wooden surround and tiled hearth with inset log burner. Double glazed sash windows to turret.



STUDY/BEDROOM

9' 2" x 5' 6" (2.79m x 1.68m) Dark oak flooring. Antique style radiator. Double glazed sash window to side. Flat plastered ceiling with bespoke cornice and ceiling rose. Wall mounted Trip switches meters and controls for solar panels.

BEDROOM

14' x 11' 9" (4.27m x 3.58m) Dark oak flooring. Antique style radiator. Double glazed bespoke sash windows in bay to side. Flat plastered ceiling with coving and ceiling rose. Central chimney breast with wooden surround and tiled hearth with inset log burner.



INNER LOBBY

Dark oak flooring. Flat plastered ceiling with bespoke cornice and ceiling rose. Panel doors to other rooms

CLOAKROOM

Fitted in a two piece suite comprising low flush WC and wash hand basin inset to granite worktop and vanity unit under. Dark oak flooring. Antique style radiator. Obscure double glazed sash window to side. Flat plastered ceiling with bespoke cornice and ceiling rose and extractor.

BEDROOM

11' 5" x 10' 4" (3.48m x 3.15m) Dark oak flooring. Antique style radiator. Flat plastered ceiling with bespoke cornice and ceiling rose. Double glazed sash window to side. Panel door giving access to.



ENSUITE SHOWER ROOM

Fitted in a three piece suite comprising wet room style shower cubicle with glass screen and twin shower. Wall mounted wash hand basin with vanity unit and close coupled WC. Tiled floor and shower cubicle. Stainless steel towel rail/radiator. Flat plastered ceiling with bespoke cornice spotlights and extractor. Obscure double glazed sash window to side.



BEDROOM

16' 5" x 8' 4" (5m x 2.54m) Dark oak flooring. Antique style radiator. Double glazed sash windows to side and rear with window seat. Flat plastered ceiling with bespoke cornice and central ceiling rose. Panel door giving access to

ENSUITE SHOWER ROOM

Fitted in a three piece suite comprising wet room style shower cubicle with glass screen and twin shower. Wash hand basin and WC inset to vanity unit with concealed cistern. Tiled floor with matching tiling to shower area. Stainless steel towel rail/radiator. Flat plastered ceiling with bespoke cornice, spotlights and extractor. Obscure double glazed sash window to side.



SECOND FLOOR LANDING

Wood effect flooring. Antique style radiator. Ornate balustrading. Flat plastered ceiling with bespoke cornice. Obscure double glazed sash window to side. Panel door giving access through to

MASTER SUITE

24' 1" x 15' 3" (7.34m x 4.65m) Wood effect flooring. Vaulted ceiling. Antique style radiator. intercom system. Double glazed sash window to side. Double glazed French doors to balcony. Opening through to dressing room.



BALCONY

Balcony with decked flooring and wooden balustrading. Views over Estuary & Marine Parade gardens.

ALCOVE FOR STUDY/MAKE UP

Alcove ideal for make up or study area. Antique style radiator.

TURRET SHOE ROOM

Walk in Dressing/shoe room.

DRESSING ROOM

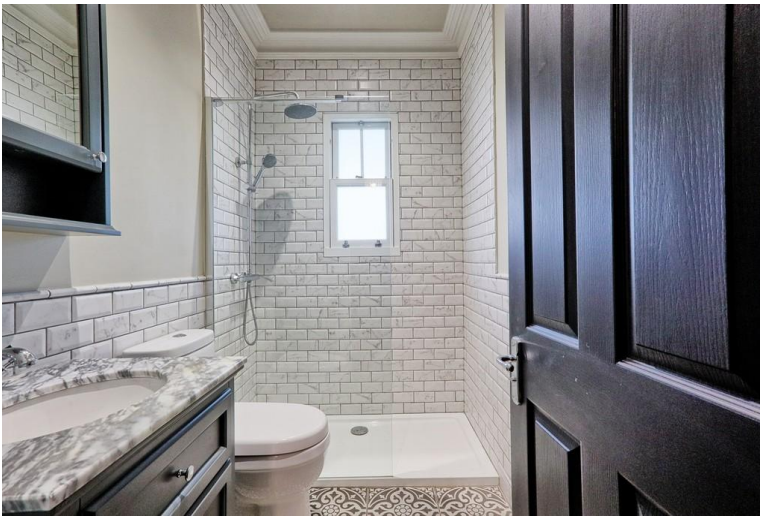
11' 3" x 11' 2" (3.43m x 3.4m) Wood effect flooring. Vaulted ceiling with centre light. Double glazed Velux window to side. Antique style radiator. Bespoke hanging rails. Panel door giving access to





ENSUITE BATHROOM

Fitted in a five piece suite comprising wet room style open shower cubicle with glass screen and twin head shower, WC with concealed cistern, Twin wash basins on freestanding vanity units with waterfall taps and egg-shaped freestanding bath with wall mounted waterfall taps. Tiled floor with underfloor heating. Tiling to shower area. Panelling to remaining walls. Antique style radiator. Obscure double glazed sash window to rear. Flat plastered ceiling with spotlights and extractor.



EXTERNALLY

REAR GARDEN

Landscaped design which extends to side. Features covered terrace area with wooden flooring. Attractive boundary wall within inset wooden gate to rear and privacy fencing. Shingled area with Astro turf and circular block paved patios. Raised and inset flowerbeds Log store. Bike store External lighting power points. Bin store. External WC. External camera system with 5 cameras.

GARDEN ROOM

Formally the rear garage now fitted out as a garden room with double glazed bifold doors to garden. Wood strip flooring. Panelled walls. Range of kitchen cupboards to one wall with inset hob oven and grill. Inset fridge and wine fridge/cooler.



FRONT GARDEN

A wrap around front and side garden with attractive boundary wall and picket fencing. Figure of 8 astro turfed area with inset feature flower bed, brick paved path to front door and two brick paved seating areas with flower beds.

PARKING

Via driveway to front for two vehicle and hardstanding to rear for three vehicles.



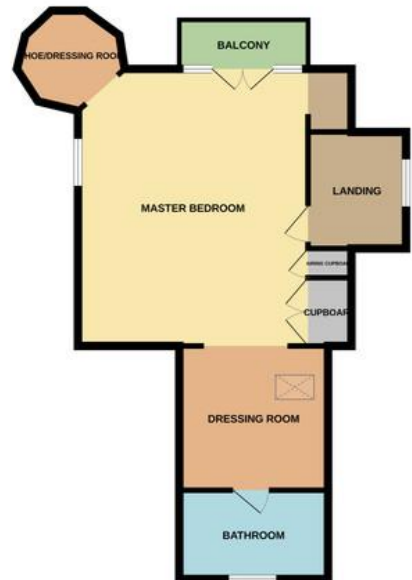
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

44 Marine Parade 1.524-1.524-25/A SS9 2NB	Energy rating D	Valid until: 4 December 2035
		Certificate number: 3235-7022-9509-0934-7202

Property type: Detached house
Total floor area: 281 square metres

Rules on letting this property

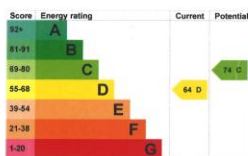
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Material Information
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