



Cliff Parade, Leigh-On-Sea
£1,500,000

home.

15 Cliff Parade

Leigh-On-Sea
SS9 1AS



- Exceptional Period Residence Built In 1902
- Elevated Seafront Position With Beautiful Estuary Views
- Extensively Renovated In Recent Years To An Exceptional Standard
- Grand Entrance Hall & South Facing Living Room
- Stunning Kitchen & Separate Laundry Room
- Four Generous Double Bedrooms & Two Beautifully Appointed Bathrooms
- Stunning Landscaped Rear Garden With Bespoke Garden Room
- Off Street Parking

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 Estate Agents are privileged to offer for sale this truly exceptional period residence, built in 1902 and occupying a highly enviable elevated position on the seafront, commanding beautiful views across the Estuary.

A home of considerable character and presence, the property has been extensively renovated in recent years to an exceptional standard, with great care taken to preserve the elegance of its period origins while introducing a sophisticated contemporary finish. High-quality fixtures and fittings feature throughout, creating a home that feels refined and luxurious without losing the warmth and individuality of its heritage.

The accommodation is wonderfully bright and spacious, with large windows, impressive proportions and an abundance of natural light adding to the sense of space throughout. The grand entrance hall leads through to an elegant dining room providing a wonderful space for every day family life and entertaining, while the south facing and separate living room offers fabulous estuary views. To the rear is the stunning kitchen which is fully fitted with integrated appliances and central island with French doors leading out to the rear garden. There is also a separate laundry room and ground floor guest cloakroom.

Across the first floor there four generous double bedrooms, complemented by two beautifully appointed bathrooms. The elevated position allows the property to make the most of its wonderful coastal setting, with beautiful Estuary views providing an ever-changing backdrop.

Outside, the same attention to detail continues into the stunning landscaped rear garden. Thoughtfully designed to create an attractive and private space for relaxing and entertaining, it is further enhanced by a bespoke garden room, providing a superb additional space that could lend itself to a home office, studio or gym.

Off-street parking adds further practicality, particularly valuable in such a sought-after seafront position.

Accommodation Comprises:

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

Entrance Hall:

15'11 x 8'8

A wonderful and grand entrance hall with solid oak wood flooring throughout and stairs leading to the first floor landing, under stairs storage cupboard, coved cornice to ceiling with ceiling rose, cast iron effect radiator, glazed door to living room and open plan through to the dining room.

Lounge:

19'9 x 15'4

Double glazed window to front aspect with estuary views, continuation of solid oak wood flooring, feature fireplace with inset log burner and attractive wooden surround, coved cornice to ceiling with ceiling rose, picture rail, cast iron effect radiator, square archway leading through to the dining room.

Dining Room:

19'11 x 15'1

Double glazed French doors to rear with adjacent lead light windows overlooking and leading to the rear garden continuation of solid oak wood floorin with under floor heatin, feature fireplace with attractive wooden surround and bespoke fitted alcove storage to either side with shelving above, coved cornice to ceiling with ceiling rose, picture rail, cast iron effect radiator, archway through to the kitchen.

Kitchen/Breakfast:

21'7 x 11'5

Double glazed window to rear aspect with double glazed French doors to the side leading to the rear garden. The kitchen is bespoke fitted from Tom Howley and benefits from a modern one and a quarter bowl sink unit with mixer tap and additional hot water tap, inset into a range of square edge work surfaces to the expanse of most walls with an abundance of cupboards and drawers beneath, twin built-in NEFF cookers with matching warming drawer, NEFF induction hob with extractor hood above, integrated dishwasher, free standing Fisher & Paykel fridge/freezer

to remain, further range of matching eye level wall mounted units with concealed lighting beneath, bespoke fitted butlers pantry with concealed lighting and ample storage, drawers and shelving, ceramic tiled flooring with under floor heating, cast iron radiator.

Laundry Room:

9'1 x 4'7

Range of fitted storage cupboards housing hot water tank (not tested) and appliance space and plumbing for washing machine and tumble dryer, square edge work surfaces, tiled flooring with under floor heating, door to cloakroom.

Ground Floor Cloakroom:

4'11 x 3'3

Modern two piece suite comprising; low level WC, wash hand basin with mixer tap, half panelled to surrounding walls, under floor heating.





Split Level First Floor Landing:

18'11 x 6'9

A spacious landing area with double glazed window to side aspect, carpeted, coved cornice to ceiling with ceiling rose, cast iron effect radiator, doors to:

Bedroom One:

15'11 x 15'1

Double glazed window to front aspect with estuary views, carpeted, coved cornice to ceiling with ceiling rose, picture rail, three quarter wood panelling to one wall, cast iron effect radiator.

Bedroom Two:

15'1 x 11'6

Double glazed window to rear aspect with bespoke fitted plantation shutters, carpeted, coved cornice to ceiling with ceiling rose, feature corner fireplace, cast iron effect radiator, door to:

En Suite Shower Room:

7'1 x 6'1

Double glazed obscure window to side aspect, modern three piece suite comprising; fully tiled shower cubicle with shower attachment and rainfall shower head, low level WC, pedestal wash hand basin with mixer tap, ceramic tiled flooring, coved cornice to ceiling, half tiled to surrounding walls, heated towel rail.

Bedroom Three:

15'4 x 10'2 (plus depth of wardrobe)

Double glazed window to rear aspect with bespoke fitted plantation shutters, carpeted, coved cornice to ceiling with ceiling rose, extensive range of fitted floor to ceiling wardrobes to the expanse of one wall, cast iron effect radiator.

Bedroom Four:

12'1 x 9'4 (plus depth of wardrobe)

Double glazed French doors to the balcony with estuary views, carpeted, coved cornice to ceiling with ceiling rose and access to loft space, picture rail, range of fitted floor to ceiling wardrobes to the expanse of one wall, cast iron effect radiator.

Family Bathroom:

12'1 x 8'5

Double glazed obscure window to rear aspect, modern suite comprising; claw footed bath with mixer tap, low level WC, pedestal wash hand basin, fully tiled walk-in shower, half tiled to surrounding walls, heated towel rail/radiator combined, tiled flooring with under floor heating.

Externally:

Rear Garden:

The property benefits from a wonderful and recently landscaped tiered garden which commences with an attractive paved patio area to the immediate rear and side of the property. Steps lead up to the rear of the garden with raised seating areas and artificial lawns to create a fabulous outside dininer and entertaining space. Outside lighting throughout the garden, water tap, rear access and further access to the garden room.

Garden Room:

22'3 x 11'10 (reducing to 7'11)

Double glazed windows and French doors, wood flooring with under floor heating.

Front Garden:

The front of the property is paved providing off street parking for two/three vehicles. Steps leading up to a sunny south facing terrace area with wrought iron railings.















Property Details

4 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Terraced

Approx. 2000.00 sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: F

£1,500,000

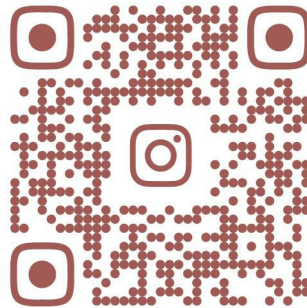
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