



Leigh Hill, Leigh-On-Sea  
£1,999,950

home.

# 36 Leigh Hill

Leigh-On-Sea  
SS9 2DN



- Iconic Three Bedroom Detached Seafront Property
- Stunning Estuary Views
- Spread Over Three Floors
- Short Stroll To Leigh Broadway
- Two Huge Terraces
- Large South Facing Rear garden With A Main Terrace Bar Area
- Perfectly Positioned For Seafront & Mainline Railway Station
- Modern Fitted Kitchen/Breakfast Room Open Plan To Large Lounge & Dining Area

## 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 of Leigh are proud to present this hidden gem, set at the heart of this historic coastal community, enjoying seclusion and privacy, with unrivalled views and interiors that deliver beyond expectation. The property combines refined living with peaceful seclusion.

On approach, elegant street lamps line the driveway and a spacious hallway welcomes you into a contemporary lounge and dining space. Arched windows, sleek shutters, and exposed brickwork form the interior, while a thoughtfully designed high spec kitchen is the perfect setting for any seasoned chef. A double integrated oven, vast counter space, wine fridge, hot tap, full-length fridge

and separate freezer, facilitate all your culinary delights and entertaining requirements. Upstairs the property has three comfortable bedrooms, with ample wardrobe space and a boarded loft with potential for planning to build up. The bedrooms branch off from a spacious landing, with double doors that open out to captivating sea views and a contemporary family bathroom, completing this floor.

The lower level is an impressive multi-purpose space that would lend well to a beautiful master bedroom, with sea views and further private terrace – a perfect setting for a serene office space, gym or play room. This space also provides an en-suite bathroom, compact kitchen and vast amount of storage.

A spectacular three-tiered garden with a range of hosting, dining and bbq areas form the perfect playground for every occasion. By day, enjoy this tranquil setting of passing sail boats, paddle boards and sea life and by night, take a seat under the stars and drink in the peace, with your own private vista of panoramic views.

### Accommodation Comprises:

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

### Entrance Hall:

14'2 x 10'3

Double glazed windows to both front and side aspects with bespoke fitted plantation shutters, wood flooring, covered to smooth plastered ceiling, stairs leading to the first floor landing with under stairs storage cupboard, cast iron effect radiator, doors to:

### Ground Floor Shower Room:

7'5 x 2'1

Modern suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, covered to smooth plastered ceiling with inset spotlighting, tiled flooring.

### Open Plan Lounge, Dining & Kitchen:

A fabulous dual aspect room with two clearly defined areas as follows:

### Lounge & Dining Area:

24'6 x 22'1

A fabulous south facing room with double glazed bi folding doors to rear giving access to a wonderful terrace with estuary views and an electric canopy, tiled flooring throughout, air conditioning unit, two double glazed windows to side aspect

with bespoke fitted plantation shutters, covered to smooth plastered ceiling with inset spotlighting, stairs leading down to the lower ground floor level, door to laundry room and open plan to the kitchen area.

### Kitchen/Breakfast:

16'1 x 11'8

Double glazed bay window to front aspect with bespoke fitted plantation shutters. The kitchen is fitted to include a twin sink unit with mixer tap and waste disposal unit, inset into a range of work surfaces with cupboards and drawers beneath, two integrated MIELE ovens with matching five ring induction hob and extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, integrated fridge & separate freezer, integrated dishwasher, integrated wine fridge, tiled flooring, cast iron effect radiator.

### Laundry Room:

7'4 x 6'1

Barn style door to rear, roll edge work surfaces with appliance space and plumbing for washing machine and dryer, further built-in storage cupboards housing boiler (not tested), tiled flooring, smooth plastered ceiling with inset spotlighting.

### Lower Ground Floor Reception Room:

24'8 x 18'8 (reducing to 14'1)

Double glazed bi folding doors to rear giving access to the garden, wood flooring throughout, covered to smooth plastered ceiling with inset spotlighting, two cast iron effect radiators, doors to:

### Kitchen:

9'8 (max) x 8'8

Stainless steel sink unit with mixer tap inset into a range of work surfaces with cupboards and drawers beneath, integrated oven, hob, fridge and dishwasher, matching eye level wall mounted units, wood flooring, access to basement/storage area which measures 17'3 x 11'1. Please note the kitchen and basement area has restricted head height.

### Cloakroom:

5'1 x 3'1

Wall mounted wash hand basin with mixer tap, low level WC, wood flooring, access to:

### Bathroom:

5'8 x 4'1

Bath with mixer tap and shower attachment, wood flooring, heated towel rail.

### First Floor Landing:

11'7 x 8'4

Double glazed French doors to rear giving access to a sunny south facing terrace, carpeted, covered and smooth plastered ceiling with inset spotlighting and access to loft space, cast iron effect radiator, doors to:





**Bedroom One:**

13'2 (into bay) x 11'8

Double glazed bay window to front aspect with bespoke fitted plantation shutters and views of St Clements Church, carpeted, extensive range of fitted wardrobes, coved and smooth plastered ceiling, cast iron effect radiator.

**Bedroom Two:**

12'1 x 9'2

Double glazed French doors to rear giving access to the terrace, carpeted, coved and smooth plastered ceiling, range of fitted floor to ceiling wardrobes, cast iron effect radiator.

**Bedroom Three:**

11'1 x 9'1 (plus depth of wardrobe)

Double glazed window to front aspect with bespoke fitted plantation shutters and views of St Clements Church, carpeted, coved and smooth plastered ceiling, range of fitted floor to ceiling wardrobes, cast iron effect radiator.

**Bathroom:**

8'4 x 8'1

Double glazed window to rear aspect with bespoke fitted plantation shutters, modern four piece suite comprising, bath with mixer tap and shower attachment. low level WC, wash hand basin with mixer tap and vanity drawers beneath, fully tiled walk-in shower cubicle, tiled flooring, integrated flat screen TV, coved and smooth plastered ceiling with inset spotlighting, heated towel rail.

**Externally:**

**Rear Garden:**

The property benefits from a great size south backing rear garden which commences with an extensive paved patio area to the immediate rear, creating a wonderful space for outside dining and entertaining. The remainder of the garden is tiered with various areas all of which offer incredible estuary views.

**Front Garden:**

The property is set well back from the road behind a brick retaining wall and electric gates, providing ample off street parking and giving access to:

**Garage:**

16'2 x 10'1

With double opening doors, power and lighting connected.











## Property Details

3 Bedrooms  
3 Bathrooms  
2 Reception Rooms  
House - Detached

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

£1,999,950

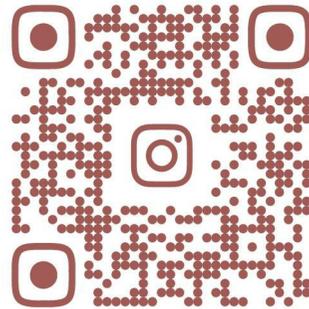


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