



Windy Heights . 166 Marine Parade

Home is proud to present a rare and exceptional opportunity to acquire this landmark, architect designed residence - a secluded haven offering serene, panoramic views over the Thames Estuary and graceful farm land.

Set within this quiet cul-de-sac, the commanding and impressive *Windy Heights* is embraced by nature and steeped in the rich history of Old Leigh's charming fishing village. Enjoy watching all manner of boats, sea life, and birds on the estuary, alongside the changing seasons across farm land to the west and the majestic ruins of Hadleigh Castle, immortalised in John Constable's 1829 painting. The breathtaking sunrises and sunsets over these vistas add an unmistakable sense of heritage and romance.

This detached residence offers a rare blend of character, scale, and architectural individuality. Distinctive design elements feature throughout, from striking stained-glass windows - whose patterns are echoed across the interiors - to a captivating bespoke garden room wall mural, adding artistic flair to the home. These standout details, paired with the expansive layout and exceptional setting, make this a truly extraordinary property. Generous proportions are evident from the outset, with a grand entrance hall setting a distinguished tone on arrival.

The sitting room basks in splendid aspects: to the south, serene estuary waters unfold, while to the west, gentle hills roll gracefully. This tremendous space is effortlessly inviting for gatherings, flowing seamlessly into the dining room and garden room, both perfect for entertaining. The dining room is light and airy, with wonderful farmland views to the west, while bi-fold French doors open directly into the garden room. The well-appointed kitchen offers ample storage and preparation space, complemented by a practical utility room. From here, doors lead into a bright, double-glazed garden room that flows naturally onto the rear garden.



The spacious garden room is accessible from both the dining room and the kitchen, creating a seamless flow into an extended living and entertaining space.

On the first floor, four well-proportioned double bedrooms provide comfortable accommodation. Three enjoy spectacular views, while the fourth overlooks the charming garden and summerhouse. The master bedroom benefits from a private en-suite shower room, while a stylish family bathroom serves the remaining rooms. A further staircase leads to a substantial loft room, enjoying an elevated vista - ideal for use as a guest suite, home office, or creative studio.

Externally, the property enjoys extensive off-street parking for up to four vehicles. Its elevated position, affords ever-changing estuary vistas, complimented by undulating countryside. The sense of peaceful seclusion is enhanced by its quiet no-through road, free from traffic and noise. To the rear lies a beautiful mature garden with established fruit trees, shrubs, and planting.

Perfectly positioned close to the award-winning Leigh Beach, *Windy Heights* provides year-round access to coastal pursuits such as swimming, sailing, and waterside leisure.

Everyday amenities along London Road - including shops, cafés, schools, and excellent transport links - are just a short drive away. Old Leigh is moments away, offering unrivalled seafood, charming pubs, inviting cafés, restaurants, and vibrant galleries.

Nestled on the highly sought-after Marine Estate, the property is also within easy reach of Leigh Broadway, home to an eclectic mix of independent boutiques, artisan cafés, bistros, bookshops, and more - delivering the perfect balance of style and convenience.

Leigh-on-Sea Mainline Station is within walking distance, offering direct commuter services to London Fenchurch Street in approximately 45 minutes. The home benefits from excellent proximity to Southend, Stansted, and London City Airports ensuring effortless connections for both domestic and international travel.





Sitting Room 22'5 x 18'8

Light floods the dual-aspect main reception room, where stunning views, combine seaside and countryside. Double-glazed windows and bi-folding doors, look out to the tranquil estuary, while side windows frame rolling views towards Hadleigh Castle. A feature fireplace with open fire, marble surround and hearth adds warmth to the heart of the home. Attractive fitted floor-to-ceiling alcove storage and bespoke display cabinets complete the room – the perfect place to while away the day watching the sailboats.

Dining Room 14'4 x 14'3 (into bay)

High ceilings enhance the elegance of the spacious dining area. A west-facing glazed bay window and French doors opening to the garden room bathe the space in natural light.

Kitchen 13'2 x 10'7

Fitted in warm natural tones, with wall mounted units and inset spotlights, the kitchen offers ample storage and expansive work surfaces. It includes a sink unit with mixer tap, integrated double oven, four ring gas hob, with canopied extractor hood, integrated fridge, separate freezer, dishwasher, tiled splash backs, and wine rack. Concealed lighting adds a cosy finish. A door leads through to the garden room, with a further door to the utility room.

Utility Room 7'4 x 6'5

With a double-glazed side window, roll-edge work surfaces with cupboards and drawers beneath, and space/plumbing for washing machine and dryer. A fitted cupboard houses the water tank, and boiler serving the gas central heating (not tested).

Garden Room 22'7 x 12'7

An ideal setting for hosting and entertaining guests, featuring stained-glass, double-glazed windows to side and rear aspects and French doors to the garden. The glass roof floods the room with daylight and offers magical stargazing at night, with electronic-opening Velux panels. A bespoke hand-painted mural creates a fascinating focal point, complementing this light and airy space.

Staircase Leading to First Floor Landing 16'5 (reducing to 10'2) x 10'6

A striking stained-glass window casts colourful light along the stairway throughout the day. This unique feature enhances the architectural charm of the staircase. The bright and airy landing provides access to four well-appointed bedrooms and the family bathroom. A further staircase leads up to the loft room.

Master Bedroom 18'8 x 10'2

A substantial bedroom enjoying stunning south-facing estuary views, with access to a private balcony overlooking Hadleigh Castle and rolling pastures beyond – a true sanctuary of calm. Extensive bespoke architect-designed stained-glass wardrobes mirror the elegant curves and design of the lower floor.

Door to:



Accommodation Comprises

The property is entered via a beautiful stained glass entrance door leading to:

Entrance Porch 4'1 x 3'9

Further double doors leading to:

Entrance Hall 11'3 x 10'7

A grand entrance hall with elegant wood panelled walls, an under-stairs walk-in storage cupboard with a side window. Carpeted stairs rise to the first-floor accommodation.

Ground Floor Cloakroom 8'4 x 4'8

Double-glazed obscure window to side aspect. Fitted with a two-piece suite comprising; low level WC and wash hand basin with mixer tap set above a vanity cupboard.

En-Suite Shower Room 8'4 x 7'3

A spacious, contemporary en-suite in light, neutral tones with a modern three-piece suite and walk-in shower, fully tiled throughout. Includes a wash hand basin with mixer tap set into a vanity unit, built-in storage cupboard, and heated towel rail.

Balcony Room 12'5 x 10'7

A bright double room with panoramic rural views to the South and West. French doors opening onto the sun-drenched south-facing balcony - the perfect retreat.

Bedroom Three 14'9 (into bay) x 14'2

A large, versatile room currently used as a home office. With a bay window looking West and also an additional rear window; both offering countryside and garden views. This adaptable space could also serve as a guest bedroom, studio, or hobby room. Extensive fitted cupboards provide generous storage.

Bedroom Four 14'3 x 10'7

A comfortable fourth bedroom with fitted wardrobes and overhead cupboards, enjoying views of both the west-facing rolling hills and the delightful rear garden.

Family Bathroom 6'7 x 6'7

A modern suite in neutral tones, with bath, mixer tap, wash hand basin, vanity unit, and a fully tiled shower enclosure. Thoughtfully designed with additional storage to accommodate a family to suit family living.

Second Floor Loft Room 28'1 x 14'8

A fabulous multipurpose room ideal as a guest suite, playroom, or creative studio, with potential to add an en-suite. Five Velux windows to both aspects offer incredible countryside views. Fitted cupboards and built-in eaves storage provide ample organised space.

Rear Garden

A secluded garden offering peace and tranquillity in a quiet corner of bustling Leigh-on-Sea. A crazy-paved patio sits to the immediate rear, with the remainder laid to lawn and enclosed by mature planting. The summer house is to remain. Outside water tap and secure double gates provide side access to the front garden.

Front Garden

Accessed via French Doors from the sitting room, the tiered front garden is beautifully landscaped, with a main terrace area. The driveway provides off street parking for up to four vehicles.

A haven by the sea and a home in nature, this unique property blends heritage, beauty, practicality, and coastal living at its finest.











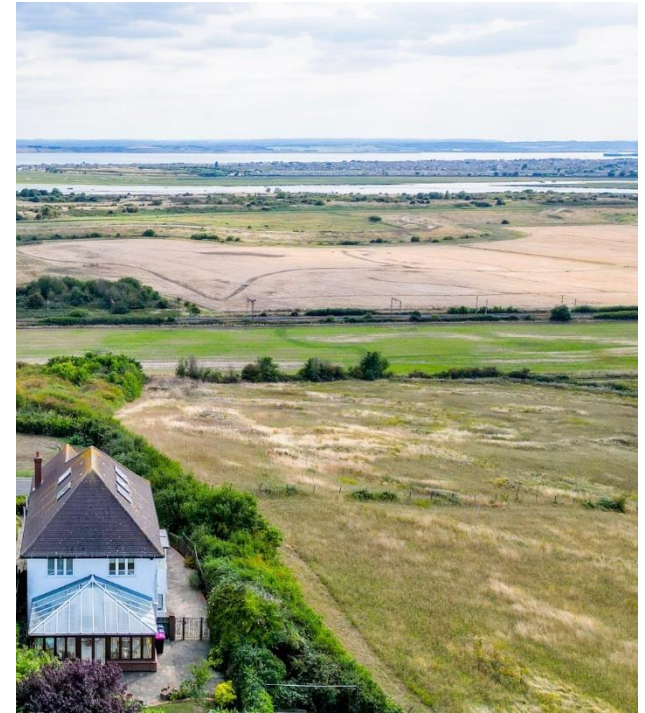








TOTAL FLOOR AREA : 2530 sq.ft. approx.
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Price £1,399,995 Freehold

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