



Leigh Hall Road, Leigh-On-Sea  
£650,000

home.

# 57 Leigh Hall Road

Leigh-On-Sea

SS9 1QZ



- Substantial Four Bedroom Semi Detached Character House
- Extensive Refurbishment By Current Owners With Majority Of Major Works Completed
- Grand Entrance Hall, Ground Floor Cloakroom & Formal Living Room
- Stunning Open Plan Kitchen & Dining Room & Snug Area
- Impressive Master Bedroom With Separate walk-in Closet & Luxury Fitted En-Suite Shower Room
- Delightful west-facing rear garden
- perfectly positioned For Leigh Broadway
- Short Walk To Chalkwell & Leigh Mainline Railway Stations

## 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 very excited to offer for sale this substantial four bedroom semi detached character house which has undergone extensive refurbishment by the current owners with the majority of major works completed. The remaining works are largely cosmetic and include the installation of a new bathroom, together with some plastering and redecoration of several rooms.

The accommodation includes a grand entrance hall, ground floor cloakroom, a formal living room plus a stunning open plan kitchen & dining room with bi folding doors opening up to a sunny west backing rear garden and access to a further snug area.

To the first floor there is a spacious landing, three well appointed bedrooms, a laundry room and family bathroom with a separate cloakroom, whilst to the top floor there is an impressive master bedroom complete with a double bedroom, separate walk-in closet and luxury fitted en suite shower room.

Outside, the property benefits from a delightful west-facing rear garden, providing the perfect setting to enjoy afternoon and evening sunshine. With much of the hard work already done, this is an ideal home for those seeking space, character and the chance to complete a quality refurbishment to their own taste.

Located on Leigh Hall Road in the heart of Leigh on Sea, this imposing property is perfectly positioned to take advantage of the bustling Broadway and its array of shops, bars, restaurants and boutiques with Chalkwell & Leigh railway stations also being within a short walk giving direct access into London Fenchurch Street.

## Accommodation Comprises

Part glazed entrance door leading to:

### Entrance Hall

15'1 x 7'3

A great size entrance hall with tiled flooring throughout, stairs leading to the first floor accommodation with understairs storage cupboard, coved cornice to ceiling with central ceiling rose, dado rail, cast iron effect radiator. Doors to:

### Ground Floor Cloakroom

3'5 x 2'11

Modern two piece suite comprising; low level WC, wall mounted wash hand basin with mixer tap, tiled flooring.

### Lounge

17'6 x 16'1

An impressive reception room with double glazed bay window to front aspect with bespoke fitted Plantation shutters, carpeted, coved cornice to smooth plastered ceiling with central ceiling rose and decorative ceiling mouldings, feature fireplace with tiled hearth and attractive wooden surround with bespoke alcove shelving to either side, picture rail, three cast iron effect radiators.

## Open Plan Kitchen & Dining Room

23'5 x 11'4

An impressive west facing room with double glazed bi-folding doors to rear giving access to the garden. The kitchen is fitted to include a modern sink unit inset into range of Quartz worksurfaces to a central island with cupboards beneath and integrated dishwasher, further range of matching square edge worksurfaces with cupboards and drawers, space for Range cooker with extractor hood above, further range of matching eye level wall mounted units, appliance space for American style fridge freezer, cupboard housing boiler (which we understand was fitted by the vendor in 2022 - n/t), coved cornice to smooth plastered ceiling with ceiling roses, Herringbone LVT wood flooring throughout, feature cast iron fireplace with attractive surround and tiled hearth. Step down to:

### Snug

13'8 x 7'6

Two sets of double glazed bi-folding doors to the rear and side aspects giving access to the rear garden, Herringbone LVT wood flooring, feature vaulted ceiling which is smooth plastered with inset spotlighting, feature vertical radiator.

## First Floor Landing

14'1 x 8'7

A great size landing with stairs leading to the second floor master bedroom, exposed floorboards, coved ceiling, dado rail. Doors to:

## Bedroom Two

14'5 x 14'3

Two double glazed Sash windows to rear aspect and an additional double glazed obscure window to side, exposed floorboards, coved cornice to ceiling, range of fitted wardrobes, two cast iron effect radiators.

## Bedroom Three

14'11 x 12'8 plus depth of wardrobe

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, carpeted, feature cast iron fireplace, range of fitted floor to ceiling wardrobes to one alcove, coved cornice to smooth plastered ceiling with central ceiling rose, cast iron effect radiator.

## Bedroom Four

8'7 x 8'7

Double glazed bay window to front aspect, exposed floorboards, cast iron effect radiator.

## Bathroom

7'1 x 5'10

Double glazed Sash window to rear aspect, bath with mixer tap and hand held shower attachment, pedestal wash hand basin, half tiled to surrounding walls, radiator.





### Separate WC

5'2 x 2'5

Double glazed obscure window to rear aspect, plumbing for low level WC.

### Second Floor Master Bedroom

16'8 x 12'9

Large feature Velux windows to rear aspect, cast iron effect radiator, two wall light points. Glazed doors to en-suite and additional glazed doors to walk-in closet.

### Walk-In Closet

10'1 x 6'3

Access to eaves storage.

### En-Suite Shower Room

8'9 x 6'3

Two Velux windows to side aspect. Modern three piece suite comprising; fully tiled walk-in shower, low level WC, wash hand basin with mixer tap and vanity storage beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Externally

#### Rear Garden

The property benefits from a west backing rear garden which commences with a concrete paved patio area with the remainder being laid to lawn and enclosed by screen panelled fencing.









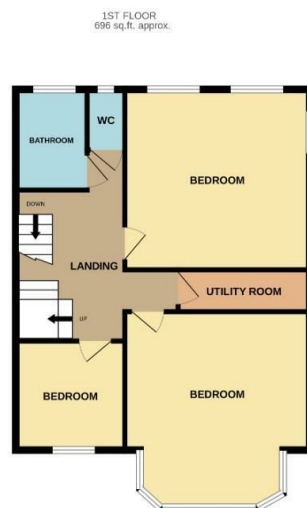


## Property Details

4 Bedrooms  
2 Bathrooms  
2 Reception Rooms  
House - Semi-Detached

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

£650,000



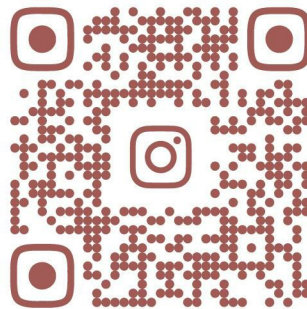
TOTAL FLOOR AREA: 1849 sq.ft. approx.  
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