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Estate Agents



* £1,000,000- £1,100,000 * Proudly positioned on the charming Leigh Cliff Road in Leigh-on-Sea, this beautiful traditionally built detached family home offers a perfect blend of comfort and elegance. With four bedrooms, and the accommodation boasting delightful sea views from all three levels, this property is a true gem for those seeking a coastal lifestyle. As you enter, you are welcomed by a spacious hallway leading to an inviting front reception room that provides a stunning corner bay and ample space for relaxation and entertaining. The stunning kitchen breakfast room is a highlight, seamlessly leading into the family/dining room, creating an ideal setting for family gatherings and social occasions. The property also features a generously sized rear garden, complete with an outbuilding, perfect for outdoor activities or additional storage. The convenience of your own driveway adds to the appeal, ensuring easy access and parking. There is also the opportunity to increase parking by moving back the gated fence line at the side of the property. Location is key, and this home does not disappoint. You will find yourself just a stone's throw away from the vibrant shopping facilities on Leigh Road and the Broadways, offering a variety of shops, cafes, and restaurants. Additionally, the beautiful Chalkwell Beach, local parks, and the train station are all within a short walking distance, making this property perfectly situated for both leisure and commuting. This detached house is not just a home; it is a lifestyle choice, offering the perfect setting for family life by the sea.

- Beautiful traditionally built detached family home
- Own driveway for one large vehicle with potential for two extra parking spaces
- Accommodation over three floors with sea views from each of them
- Huge potential to convert the top floor bedroom into the master suite
- Bedroom one with fitted wardrobes and large balcony offering sea views
- Stunning four-piece family bathroom and downstairs WC
- Impressive fully fitted kitchen breakfast room with center island leading into a generously sized family/dining room
- Idyllic location being on the doorstep to Leigh Broadway and Leigh Road shopping facilities
- Within 10 minutes walk to Chalkwell Station, Beach and Park
- Chalkwell Hall Infant and Junior Schools and Belfairs Academy Catchments

# Leigh Cliff Road

## Leigh-On-Sea

## £1,000,000

Price Guide

4 1 2 D

# Leigh Cliff Road






**Frontage**
Brick wall perimeter with an opening leading to a driveway for several vehicles (please note, to create parking for several vehicles the fence will need to be pushed back towards the garden), side access to the rear garden, gated and patterned tiled path leading to:

**Entrance Hallway**
18'3" x 6'5"
Solid wood entrance door to the front, picture rails, center carpeted stairs to the first floor with understairs storage, inset coconut rug upon entrance, cast iron radiator, oak flooring, door to:

**Lounge**
16'9" into the bay x 12'11"
Coved ceiling with a pendant light, double-glazed bay windows to the front corner with fitted plantation blinds, double-glazed window to the front with a fitted plantation blind, double-glazed window to the side, built-in TV unit, feature fireplace with a tiled hearth, two radiators including a cast iron one, picture rails, carpet.

**Downstairs WC**
4'5" x 2'7"
Obscured double-glazed window to the side, smooth ceiling with an air vent, wall light, low-level WC, corner wall hung wash basin, part tiled walls, tiled flooring, wall hung radiator.

**Kitchen Family Room**
20'5" > 16'11" x 16'9"
Smooth coved ceiling with inset spotlights, double-glazed windows to the sides, solid wood door to the side leading out to the side path to the garden. Modern shaker style kitchen comparison of; wall and base level units with an island including a breakfast bar, 1.5 inset ceramic sink with draining grooves, granite worktops, display cabinets, pan drawers, space for a ring cooker with a five-ring gas hob and an extractor fan above, space for an American-style fridge freezer, integrated microwave, tiled splashbacks, floor to ceiling pull out larder unit, wooden stable door to the rear, second door to the rear leading into the family area, two radiators, feature fireplace with a wooden surround and a tiled hearth, oak flooring.

**Family/Dining Area**
21'11" x 20'6"
Smooth ceiling with inset spotlights, two double-glazed Velux windows to the rear, double-glazed windows to the rear and sides with double-glazed French doors to the rear leading out to the garden, double-glazed single door to the side leading out to the side path and garden area, base level storage unit with a granite worktop, storage cupboard above, built-in bookcase bench seating area, oak flooring, three radiators.

**First Floor Landing**
Smooth ceiling with a pendant light, airing cupboard with a top box, glazed window to the side, picture rails, carpet, black cast iron radiator, carpeted stairs to the second floor landing.

**Bedroom One**
14'2" up to wardrobes x 12'11"
Double-glazed windows to the side and rear, both offering sea views, three floor-to-ceiling built-in wardrobes with top boxes, feature fireplace, picture rails, cast iron radiator, carpet, double-glazed UPVC door to:

**Balcony Area**
19'8" > 12'7" x 9'8"
White balustrade, plastic flooring, sea views.

**Bedroom Two**
13'5" x 13'0"
Picture rails, double-glazed windows to the front with fitted shutter blinds, double-glazed UPVC windows to the front corner of the building with fitted plantation blinds, vanity unit wash basin, cast iron radiator, built-in wardrobes with top boxes and bedside table drawers, laminate flooring.

**Bedroom Four**
9'3" x 6'10"
Double-glazed box bay window to the front with fitted plantation blinds, picture rails, fitted wardrobes with top boxes and bedside table drawers, carpet.

**Family Bathroom**
13'11" x 6'9"
Smooth ceiling with inset spotlights and an extractor fan, obscured double-glazed windows to the rear with fitted plantation blinds, built-in storage cupboard, double walk-in shower with a drencher head and a shower hose, low-level WC, vanity unit wash basin with a stone worktop, tiled splashbacks, traditional style chrome heated towel rail, roll edge bath with a shower hose attachment, part tiled walls, tiled flooring.

**Second Floor Landing**
Smooth ceiling with a pendant light, double glazed window to the side, carpet, door to:

**Bedroom Three**
21'0" x 11'5" into wardrobes
Smooth ceiling with inset spotlights, access to eaves storage, built-in fitted wardrobes, radiator, carpet, double-glazed window to rear, double-glazed window to the side giving panoramic sea views.

**Rear Garden**
Commences with a patio area with the remainder laid to lawn with a raised decking area to the very rear, raised sleeper bed boarders with tree, flower and shrubs, raised pond, wide side access which can be converted into additional parking, outside lighting, outside power points, access to:

**Outbuilding**
15'9" x 10'5"
Smooth coved ceiling with inset spotlights, laminate flooring, double-glazed French doors and adjacent double-glazed windows to the front looking back at the house, outside lighting, separate storage area (4.13m x 1.
65m)

**Agents Notes:**
Bedroom three has huge potential to be turned into the top-floor master bedroom suite.
Council tax band: E













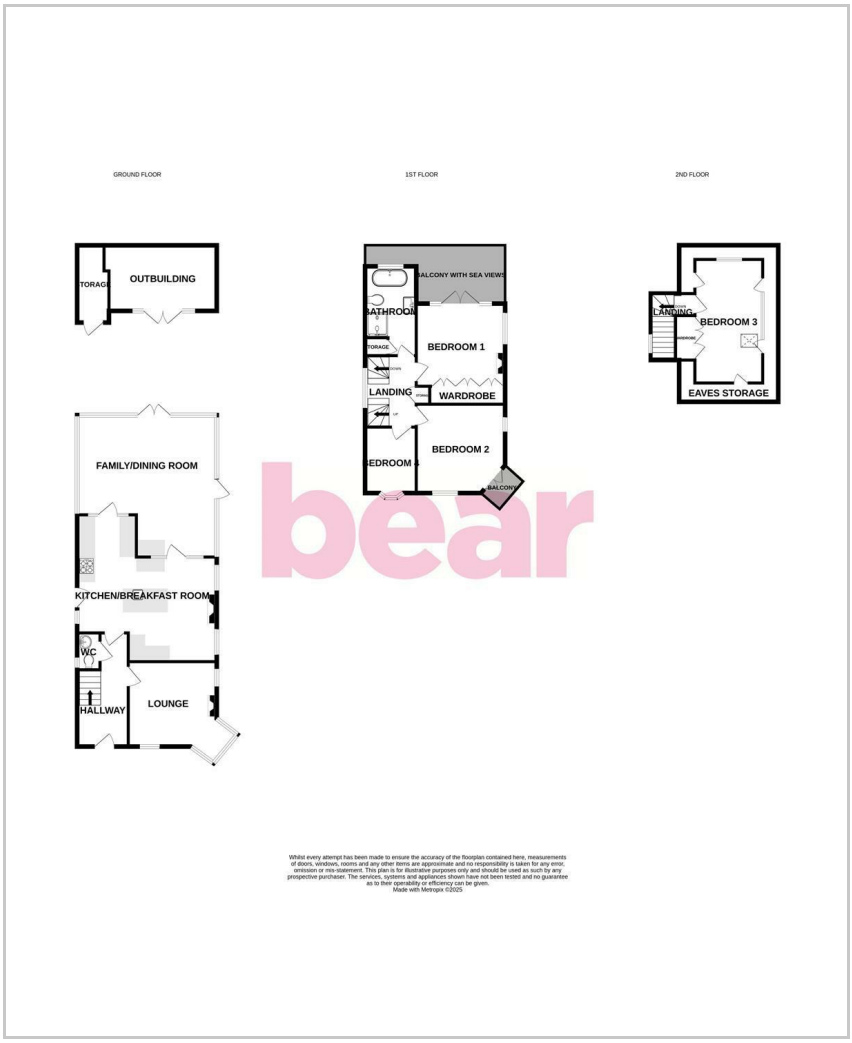








## Floor Plan

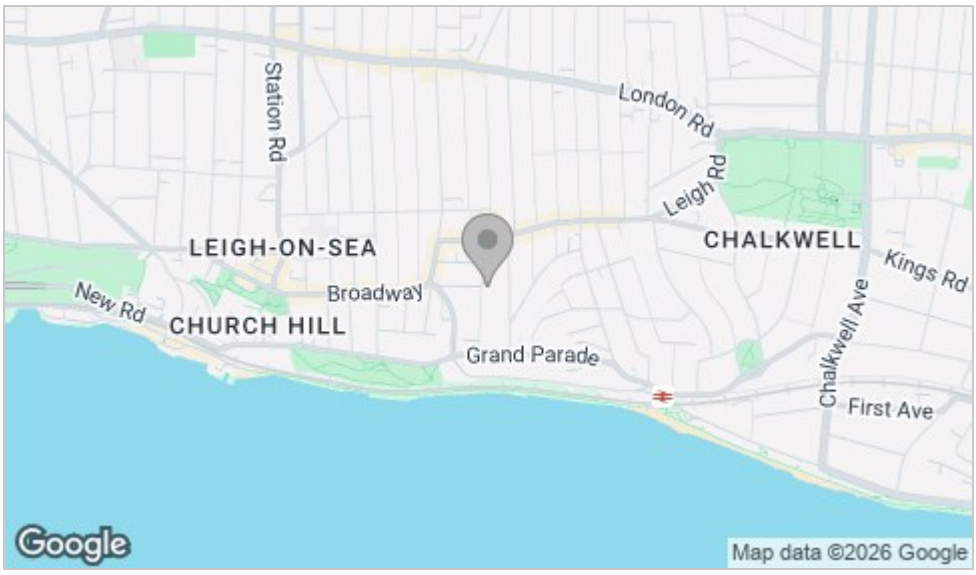




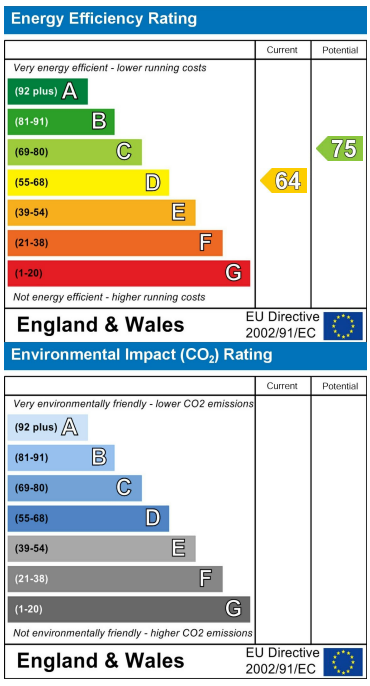





## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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