



Sea Reach, Leigh-On-Sea  
£1,000,000

home.

# 4 Sea Reach

Leigh-On-Sea

SS9 1BL



- Wonderful Detached Town House
- Four Bedrooms
- Large Open Plan Dual Aspect Lounge & Dining Room
- Two Balconies Offering Delightful Estuary Views
- Courtyard Garden To Rear
- Ample Off Street Parking & Integral Garage

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



# Property Overview

Home of Leigh are delighted to present this impressive four bedroom detached property located in one of Leigh On Seas most desirable private roads. Just a stones throw from the historic Old Town with its quaint galleries and rustic eateries, a short stroll from the bustling Broadway, with independent boutiques, bistros and baristas and the nearby mainline station providing direct access into London Fenchurch Street, this residence is perfectly placed for convenience and lifestyle.

Positioned across three floors, the attractive interior enjoys many characterful features and is designed to maximise space throughout. The ground floor porch, flows through to the entrance hall and sitting room/fourth bedroom, utility room and ground floor shower room, with additional sauna.

The first floor boasts an open plan dual aspect lounge and dining room for entertaining with access to a south/west facing balcony and delightful estuary views. And a modern fitted kitchen and separate snug, with east facing balcony and tranquil views, is the ideal place to relax.

Three generous sized bedrooms, including a dual aspect master bedroom, complete with en-suite shower room and access to a further feature balcony with coastal views complete the second floor.

Externally the property benefits from a compact courtyard garden to the rear, whilst to the front there is ample off street parking for several vehicles and an integral double garage.

One of the most sought after spots in the area, this charming family home on Sea reach is well suited to families or professionals seeking the very best that coastal living has to offer.





## Accommodation comprises of...

### Accommodation Comprises:

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

### Entrance Porch:

9'5 x 4'1

Coloured lead light window to rear aspect, slate tiled flooring, glazed double doors leading to:

### Entrance Hall:

13'5 x 5'8

With stairs leading to the first floor landing, carpeted, coved cornice to ceiling with inset spotlighting, doors to:

### Ground Floor Shower Room:

6'7 x 6'2

Obscure glazed window to side aspect, low level WC, wash hand basin with mixer tap, fully tiled shower cubicle, fully tiled to surrounding walls, door to Sauna.

### Study/Bedroom Four:

13'1 x 13'1

Double glazed window to rear aspect with additional double glazed French doors to garden, carpeted, range of bespoke fitted office furniture, coved to smooth plastered ceiling with inset spotlighting, warm air vents.

### Utility Room:

10'8 x 9'1

Double glazed window to side aspect, one and a quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces with appliance space and plumbing beneath for washing machine and dryer, built-in storage cupboards housing boiler (not tested).

### First Floor Open Plan Lounge & Dining Room:

21'2 x 19'1

A fabulous south-west facing room with double glazed windows to front aspect with estuary views and sliding patio doors to side giving access to the balcony, carpeted, coved cornice to ceiling, three wall light points, warm air vents, stairs to the second floor landing, doors to:



**Kitchen:**

11'6 x 10'1

Double glazed window to front aspect with estuary views. The kitchen is fitted to include a one and quarter bowl sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, built-in oven and electric hob, range of matching eye level wall mounted units, integrated fridge/freezer, integrated dishwasher, slate tiled flooring, double glazed window to side aspect with adjacent door, door to:

**Snug:**

12'2 x 10'9

Double glazed window and door to front aspect giving access to an east facing balcony with estuary views, carpeted, coved ceiling, warm air vents.

**Second Floor Landing:**

9'1 x 2'7

Built-in storage cupboard housing hot water tank, coved ceiling with access to loft space, carpeted, doors to:

**Master Bedroom:**

16'1 (max) x 14'1

Two windows to side aspect with estuary views, carpeted, coved cornice to ceiling with inset spotlighting, range of fitted wardrobes, double glazed French doors to side giving access to the balcony, warm air vents, door to:

**En Suite Shower Room:**

7'1 x 6'1

Obscure glazed window to side aspect, three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, tiled flooring, warm air vents.

**Bedroom Two:**

11'8 x 11'6

Double glazed window to front aspect with estuary views, carpeted, coved to smooth plastered ceiling, warm air vents.

**Bedroom Three:**

10'6 (plus depth of wardrobe) x 9'9

Double glazed window to front aspect with estuary views, wood flooring, coved to smooth plastered ceiling, range of fitted floor to ceiling wardrobes with mirror fronted sliding doors, warm air vents.

## Property Details

4 Bedrooms  
3 Bathrooms  
2 Reception Rooms  
House - Detached

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

£1,000,000

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GROUND FLOOR



1ST FLOOR

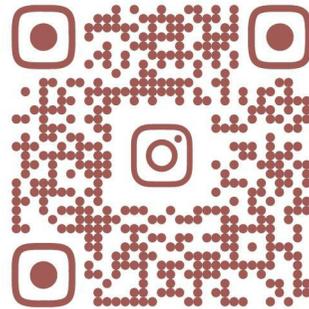


2ND FLOOR



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