



36 Leigh Hill

36 Leigh Hill Leigh-on-Sea Essex SS9 2DN

Home Of Leigh are privileged to offer for sale one of Leigh On Seas most iconic seafront properties which is located in an enviable position to take full advantage of the stunning estuary views which are on offer.

This wonderful detached residence is spread out over three entire floors and boasts two huge terraces on two floors plus an extensive outside entertaining space to the lower ground floor, all with fabulous estuary views.

The accommodation comprises; entrance hall, ground floor shower room, laundry room, a modern fitted kitchen/breakfast room which is open plan to a large lounge & dining area with stairs leading down to the lower ground floor level. Here there is another large open plan reception area giving access to the outside terrace, a further fitted kitchen and bathroom.

To the first floor there are three double bedrooms all with fitted wardrobes, a modern four piece bathroom suite and access out onto the higher south facing terrace.



Externally the property stands proudly on a generous sized south backing plot with an extensive driveway to the front allowing off street parking for several vehicles and giving access to an attached garage.

To the rear there is a large south facing rear garden which is tiered and offers several different areas of garden including a wonderful main terrace with bar area.

Situated on Leigh-on-Sea's prominent and highly sought after Leigh Hill, this incredible family home is perfectly positioned for all nearby amenities which includes the seafront and mainline railway station - serving London Fenchurch Street for commuters. Also, within a short stroll are both Leigh's fashionable Broadway and Leigh Road with its array of bars, cafés, restaurants and popular boutiques.

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, coved 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, coved 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, coved 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, coved 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, coved 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.























Price £1,999,950

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