



Dale Road, Leigh-On-Sea
£895,000

home.

19 Dale Road

Leigh-On-Sea
SS9 2RQ



- Exceptional Four Bedroom Semi Detached Family Home
- Prestigious Marine Estate Location
- Arranged Over Three Spacious Floors
- Three Reception Rooms
- Character Features Retained Throughout
- Kitchen With Granite Worktops and Separate Utility Room
- Two Luxury Bathrooms and Ground Floor Cloakroom
- Ample Off Street Parking and Garage
- Delightful Rear Garden with Patio and Decked Seating Areas
- Within West Leigh School Catchment and Walking Distance to Station and Broadway

Interested?

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01702 480 033





Home Estate Agents are privileged to offer for sale this exceptional four bedroom semi detached family residence, occupying a prime position within one of the Marine Estate's most desirable roads and offering substantial accommodation arranged over three floors.

This impressive home seamlessly combines elegant period character with thoughtfully updated modern living, creating a property perfectly suited to growing families. A grand entrance hall immediately sets the tone, showcasing a wealth of original features including solid wood flooring, picture rails and feature fireplaces that continue throughout much of the home.

The ground floor offers an abundance of living space, including a beautiful bay-fronted lounge, a formal dining room and a superb conservatory that provides additional reception space whilst enjoying views over the rear garden. The kitchen is fitted with granite worktops and ample storage, complemented by a separate utility room and ground floor cloakroom.

The accommodation is arranged over three floors and includes four generous bedrooms, with the principal bedroom enjoying a striking bay window and period fireplace. The property is served by two beautifully appointed bathrooms, providing practicality for modern family life.

Externally, the property benefits from a large driveway providing ample off street parking, a garage and a delightful rear garden with lawn, patio and decked seating areas, creating the perfect setting for outdoor entertaining.

Situated within the highly sought-after West Leigh School catchment area and just a short walk from Leigh Station, Leigh Broadway and the seafront, this is a rare opportunity to acquire a substantial family home in one of Leigh-on-Sea's most prestigious locations.

Accommodation Comprises

The property commences with cobble effect driveway enabling off street parking for three vehicles, entrance to garage. Double doors with double glazed stained glass panel leading into:

Entrance Porch

Tiled flooring, skirting, wall lighting. Further wooden entrance door with single glazed obscure panel and two internal single glazed stained glass lead light windows leading into:

Entrance Hall

Solid wood flooring, skirting, picture rail, coved cornice, ceiling rose with light, feature brick fireplace with tiled hearth and wooden mantle, stairs leading to the first floor with understairs storage cupboard. Doors to:

Downstairs WC

Wood effect laminate flooring, skirting, ceiling light, WC, wash hand basin with tiled splashback and mixer tap.

Lounge

Carpeted, skirting, picture rail, coved cornice, ceiling rose with light, double glazed bay window to front aspect, ornate fireplace with granite hearth, marble surround and mantle, radiator.

Family Room

Carpeted, skirting, picture rail, coved cornice, ceiling rose with light, feature fireplace with a tiled hearth, surround and mantle, radiator. Internal French doors leading to:

Conservatory

Amtico tiled flooring, skirting, radiator, air-conditioning unit and heater, ceiling light, surrounding double glazed windows and two sets of double glazed UPVC French doors leading to the garden.

Kitchen

Amtico tiled flooring, skirting, ceiling light, radiator. The kitchen is fitted to include a range of base units with granite worksurfaces and matching eye level wall mounted units, granite and tiled splashback, under-cabinet lighting, inset sink with mixer tap and drainer, space for fridge freezer and dishwasher, large Range cooker with five ring induction hob, hotplate and extractor over. Door to:

Utility Room

Stone effect lino flooring, skirting, ceiling light, extractor fan, vaulted Velux Skylight window, UPVC double glazed obscure stable door leading to the rear garden, space for fridge freezer, base units with wood effect rolled edge worksurface and matching eye level wall mounted units, one and a half sink with mixer tap and drainer, space for washing machine and tumble dryer, Valiant system boiler. Door to:

Garage

Garage with concrete base, exposed brick wall, power and lighting, rafter storage, shelving, double swinging double doors to the front aspect.

First Floor Landing

Carpeted, skirting, wall lighting, ceiling light, double glazed obscure window to the side aspect, further stairs leading to the second floor. Doors to:

Bedroom Two

Carpeted, skirting, picture rail, coved cornice, ceiling light, double glazed lead light bay windows to the front aspect, feature cast iron fireplace with cast iron mantle and granite hearth, four radiators.





Bedroom Three

Carpeted, skirting, picture rail, ceiling light, double glazed lead light window to the rear aspect, radiator.

Bathroom

Amtico wood effect flooring, part tiled walls, radiator, heated towel rail, double glazed obscure window to the side aspect and double glazed obscure lead light window to the rear aspect, spotlighting, large airing cupboard, WC, pedestal wash hand basin, panelled bath with shower over, extractor fan.

Bedroom Four

Carpeted, skirting, picture rail, ceiling light, double glazed lead light window to the front aspect, radiator.

Second Floor Landing

Carpeted, ceiling light, double glazed obscure lead light window to the side aspect, access to large boarded and insulated loft space with lighting. Doors to:

Shower Room

Amtico wood effect flooring, part tiled walls, spotlighting, double glazed obscure lead light window to the side aspect, Velux window to the rear aspect, wash hand basin with mixer tap, WC, walk-in corner shower cubicle, extractor fan, heated towel rail.

Bedroom One

Carpeted, skirting, radiator, spotlighting, four double glazed Velux windows to the front and rear aspect, fitted wardrobe, eaves storage.

Externally

Rear Garden

The rear garden commences with a paved patio with the remainder of the garden being laid to lawn, flower bed border with mature trees and bushes, further decked area to the immediate rear, storage shed (to remain), external wall lighting and water tap, rear entrance to the utility space.

Agents Note

The vendor has advised that minor subsidence occurred in 2003 under previous ownership, caused by trees on a neighbouring property that have since been removed (minor internal repairs only). Supporting documentation is available, and there has been no reported evidence of further subsidence.











Property Details

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

Approx. 2067.00 sq ft
EPC band: C
Tenure: Freehold
Council Tax Band: E

£895,000



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