



7 Leigh Hill

7 Leigh Hill Leigh-on-Sea Essex SS9 2DR

Home Of Leigh are proud to present this three-storey, detached character property in the very heart of Leigh on Sea. Flanked by fisherman's cottages, the lovingly maintained residence sits footsteps from the quaint and cobbled old town with its galleries and array of beachside eateries.

The substantial corner plot enjoys two-tiered landscaped gardens to the side and rear of the property, with the added benefit of off-street parking. Exquisite attention to detail flows throughout, with an impressive south facing, vaulted ceiling, reception room, raised dining area with exposed brick fireplace and light-filled kitchen with garden view. The split-level landing leads to a spacious master bedroom, boasting a sunny aspect, delightful Juliette balcony, walk in closet and stylish en-suite shower room. A second bedroom is equally generous, with a rustic coastal vibe and an elegant bathroom completes the first floor. The owners have made excellent use of the large third floor loft room, transforming the multi-functional space into a guest room, creating a restful haven on the top floor, with skylight scenic views.



Originally constructed in 1922, this is a rare opportunity to own this charming home, while purchasing a piece of the town's rich history.

Ideally located close to Leigh Broadway, with vibrant bistros, bars and baristas, independent stores and boutiques and direct links into London, this is the ideal property for young families, professionals or those seeking calm, coastal living.

Accommodation Comprises

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

Open Plan Lounge 17'3 x 15'1

A great space with feature 10ft vaulted ceiling, double glazed window to front aspect with fitted Plantation shutters, engineered oak wood flooring throughout, floor standing log burner with tiled hearth, smooth plastered ceiling with central ceiling rose, open arch to dining room, steps leading up to inner hallway.

Inner Hallway 11'1 x 6'1

With continuation of engineered oak wood flooring, feature cast iron effect radiator, stairs leading to the first floor accommodation with understairs storage cupboard, access to both kitchen and dining room.



First Floor Landing 13'6 x 6'1

Spacious split level landing with double glazed obscure window to side aspect, carpeted, smooth plastered ceiling, stairs leading to the second floor loft room, cast iron effect radiator. Doors to:

Master Bedroom 14'7 x 14'4

Double glazed bi-folding doors to front giving access to a Juliet balcony offering views over the old town and towards the estuary, exposed and white painted floorboards, smooth plastered ceiling with central ceiling rose, feature cast iron radiator, doors to both en-suite shower room and walk in closet.

En-Suite Shower Room 6'8 x 3'8

Modern suite comprising fully tiled shower cubicle, wall mounted wash hand basin, low level WC, tiled flooring, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Walk In Closet 7'4 x 3'9

With a range of fitted hanging rails and bespoke fitted shelving.

Bedroom Two 11'1 x 11'1

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, cast iron effect radiator.

Bathroom 8'3 x 7'1

Double glazed obscure window to rear aspect, modern four piece suite comprising; claw footed bath with mixer tap and shower attachment, fully tiled walk in shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting and heated towel rail.



Dining Room 11'1 x 11'1

With feature open arch through to lounge area, door to kitchen, matching engineered oak wood flooring, feature fireplace with tiled hearth, smooth plastered ceiling with central ceiling rose, cast iron effect radiator.

Kitchen 17'1 x 8'2

Three double glazed windows to rear aspect with adjacent door leading to the rear garden. The kitchen is fitted to include a Butler sink with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, freestanding Range cooker with fitted extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, integrated dishwasher, appliance space and plumbing for washing machine, further recess for American style fridge freezer, tiled flooring with underfloor heating.

Second Floor Loft Room 26'7 x 8'1

Window to front aspect and Velux window to side offering fabulous views over the surrounding area towards the estuary, carpeted, range of built in eaves storage cupboards, smooth plastered ceiling with inset spotlighting.

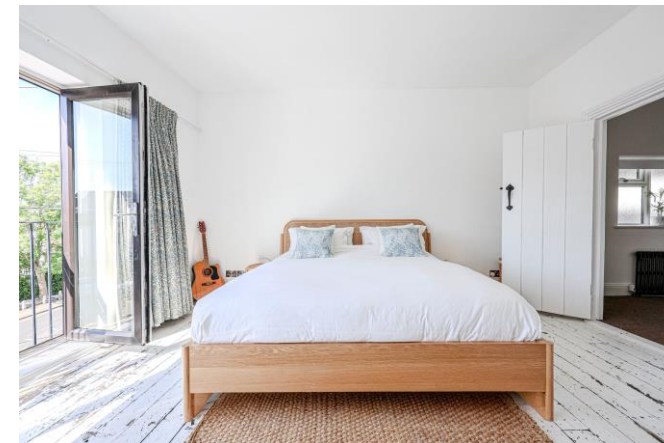
Externally

Parking Facilities

Two parking spaces which are accessed via Leigh Park Road.

Rear Garden

The tiered landscaped rear garden has recently undergone a complete renovation.

















Offers Over £730,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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