



Marine Parade, Leigh-On-Sea  
£1,595,000

home.

# 49 Marine Parade

Leigh-On-Sea  
SS9 2NB



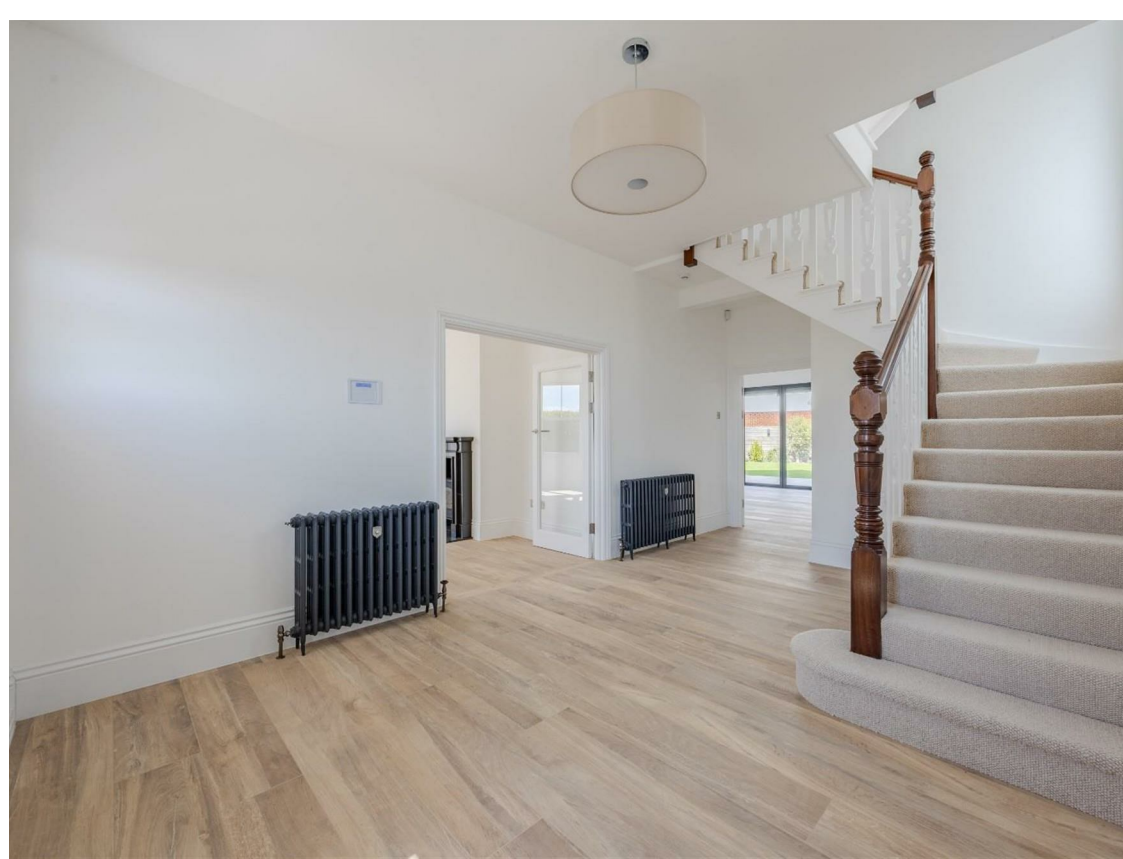
- Landmark Detached Residence on Prestigious Marine Parade
- Uninterrupted Panoramic Sea Views Across All Three Floors
- Exceptional Restoration Finished to a Bespoke High Specification
- Striking Open Plan Kitchen Dining and Family Space with Aga
- Elegant Lounge with Turreted Bay Window and Coastal Views
- Luxurious Principal Suite with Balcony En Suite and Sea Views
- Four Double Bedrooms Including Dressing Rooms and En Suites
- Unique Features Including Hidden Snug and Integrated Audio System
- Beautifully Landscaped Garden with Mature Olive Trees
- Rear Parking for Two Vehicles Moments from Leigh Broadway And Station

## Interested?

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

📞 01702 480 033





Home Estate Agents are privileged to offer for sale one of Leigh-on-Sea's most iconic homes, occupying a commanding position along Marine Parade and enjoying breath-taking, uninterrupted sea views from all three floors.

The ground floor is centred around an impressive entrance hall, finished with wood effect tiling and complemented by underfloor heating, which continues through both the ground and first floors. To the front, a stunning lounge features a turreted bay window framing panoramic sea views, alongside a feature fireplace. To the rear, the home opens into a spectacular open plan kitchen, dining and family space, designed for both entertaining and everyday living. The kitchen is fitted with premium appliances including a statement Aga, marble work surfaces and bespoke cabinetry, while the family area flows effortlessly onto the garden via folding doors. Integrated ceiling speakers and a separate utility room further enhance the practicality and luxury of this space. A stylish Art Deco inspired cloakroom completes the ground floor.

The first floor is equally impressive, with a magnificent principal suite boasting a large en suite bathroom, south facing balcony and a striking turreted bay window with far reaching coastal views. The second bedroom also benefits from its own en suite and a dedicated dressing room or home office. The top floor offers two further bedrooms, including a superb third bedroom with a Juliet balcony overlooking the sea, its own dressing area and a hidden snug with bespoke media wall and seating. A contemporary shower room serves this level.

Externally, the rear garden has been thoughtfully landscaped with a Mediterranean influence, featuring mature olive trees and established planting, creating a private and tranquil setting. There is also off street parking for two vehicles to the rear.

Perfectly positioned just moments from Leigh Broadway and within easy reach of the station via the historic Leigh steps, to acquire a truly landmark coastal home.

### Accommodation Comprises

The property is approached via a beautifully landscaped front garden with side access to the rear garden, flower bed borders and stone paved pathway, leading to the storm porch with external lighting and tiled floor. Feature wooden entrance door with stained glass windows leading into:

### Entrance Hall

Wood effect porcelain tiled flooring with underfloor heating, skirting, two cast iron radiators, ceiling light, double glazed Sash window to the front aspect and double glazed obscure window to the side aspect, alarm panel, carpeted, stairs leading to all floors with understairs storage cupboard, doors to all rooms. Double doors with glass inserts into:

### Downstairs Cloakroom

5'9 x 5'0

Wood effect porcelain tiled flooring with underfloor heating, skirting, ceiling light and wall lighting, double glazed obscure window to side aspect, WC, was hand basin with Art Deco taps and Art Deco mirror, radiator.

### Lounge

17'11 x 15'8

Wood effect porcelain tiled flooring with underfloor heating, skirting, ceiling light, feature granite fireplace with a wood burner, turreted double glazed Sash bay window to front and side aspect offering amazing estuary views.

### Open Plan Kitchen/Lounge/Diner

### Family Room

19'9 x 14'0

Wood effect porcelain tiled flooring with underfloor heating, skirting, spotlighting, ceiling speakers, recess wall space for TV, double glazed bi-folding doors with to the rear aspect with integrated blinds leading to the rear garden, door to utility room. Open to:

### Dining Room

11'7 x 10'11

Wood effect porcelain tiled flooring with underfloor heating, skirting,

ceiling light and spotlighting, double glazed bi-folding doors to the rear aspect and double glazed windows to the side and front aspect. Open to:

### Kitchen

22'6 x 11'10

Wood effect porcelain tiled flooring with underfloor heating, skirting, spotlighting, double glazed Sash bay window to the side aspect. The kitchen is fitted to include a range of base units with marble worksurfaces and matching eye level wall mounted units, AGA oven with four ring gas hob and two hot plates and extractor fan over, double Butler sink with stainless steel mixer tap and Quooker tap, integrated Miele dishwasher, central kitchen island with marble worksurface, three lights over, integrated Siemens microwave, drawers and cupboards beneath, breakfast bar area, power sockets and concealed bin storage, full height Miele fridge.

### Utility Room

15'6 x 5'9

Wood effect porcelain tiled flooring with underfloor heating, skirting,





spotlighting, double glazed patio door leading to the garden with integrated blinds, base units with marble worksurface and matching wall mounted units, integrated Siemens fridge freezer, Butler sink with stainless steel mixer tap, integrated washing machine and tumble dryer, cupboard housing boiler, hot water tank and underfloor heating manifold.

#### **First Floor Landing**

Carpeted, skirting, wall lighting, alarm panel, storage cupboard housing underfloor heating manifold and CCTV monitoring station, carpeted stairs leading to second floor. Doors to:

#### **Bedroom One**

29'0 x 16'2

Carpeted with underfloor heating, skirting, two ceiling lights, integrated ceiling speakers, turreted double glazed Sash bay window to front and side aspect and double glazed French doors with a south facing balcony. Door to:

#### **Balcony**

24'5 x 16'1

South facing balcony offering amazing estuary views.

#### **En-Suite Bathroom**

14'4 x 13'9

Tiled floor with underfloor heating, part tiled walls, skirting, spotlighting, extractor fan, integrated ceiling speakers, WC, large freestanding bath with mixer tap and shower attachment, his and hers wash hand basin with storage beneath and mirrored vanity over, walk-in shower cubicle with a lit recess and Rainfall shower, double glazed Sash bay window to the side aspect, storage cupboard, heated towel rail.

### Bedroom Two

14'8 x 12'2

Carpeted with underfloor heating, skirting, ceiling light, double glazed window to the rear aspect and double glazed French doors with a Juliet balcony overlooking the garden. Access to:

### Dressing Room

9'10 x 7'7

Carpeted with underfloor heating, skirting, ceiling light, double glazed Sash windows to the side and rear aspect. Door to:

### En-Suite Bathroom

8'9 x 7'1

Tiled flooring with underfloor heating, tiled walls, walk-in shower cubicle with Rainfall shower, double glazed obscure window to the side aspect, extractor fan, spotlighting, large bath with a mixer tap, WC, wash hand basin with storage beneath, mixer tap and mirror vanity unit over, heated towel rail.

### Second Floor Landing

Carpeted, double glazed Velux window to the side aspect, skirting, wall lighting. Doors to:

### Bedroom Three

24'5 x 16'1

Carpeted, skirting, ceiling light and spotlighting, double glazed French doors with Juliet balcony offering amazing estuary views, double glazed Velux window to the side aspect, five eaves storage cupboards - one being a snug area, two radiators.

### Dressing Room

8'8 x 6'2

Carpeted, skirting, sensor spotlighting, large eaves storage cupboard, radiator.

### Snug Area

Carpeted, bench seating and media wall (ready for a TV to be installed) and lighting.

### Bedroom Four

16'2 x 12'5

Carpeted, skirting, ceiling light, double glazed Sash windows to the rear aspect and double glazed Velux window to the side aspect, three eaves storage cupboards, three radiators.



## Bathroom

8'10 x 7'2

Tiled flooring with underfloor heating, tiled walls, spotlighting, double glazed Velux window to the side aspect, WC, walk-in shower cubicle with Rainfall shower and Lit recess, extractor fan, wash hand basin with mixer tap, storage beneath and mirrored vanity over, heated towel rail.

## Externally

### Rear Garden

Rear garden commences with porcelain tiled patio area, raised flower bed, access to the parking spaces and to the front of the property, central lawn area with flower bed border and mature trees and bushes, decking area to the immediate rear, external wall lighting, downlighting to fencing and up lighting to the bushes, external water tap and power sockets.

### Parking

Parking for two vehicles located at the rear of the property with gated access to the rear garden.









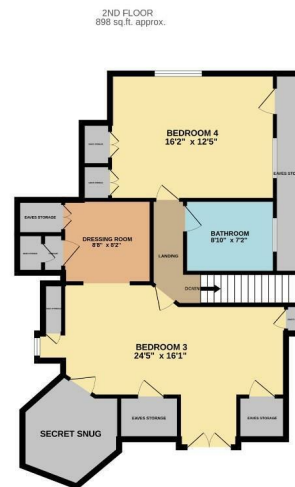


## Property Details

4 Bedrooms  
3 Bathrooms  
2 Reception Rooms  
House - Detached

Approx. 775.01 sq ft  
EPC band:  
Tenure: Freehold  
Council Tax Band:

£1,595,000



TOTAL FLOOR AREA: 3040 sq.ft. approx.  
Made with Metropix ©2026

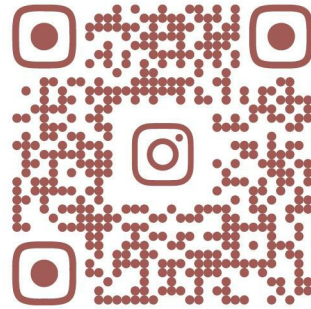


### Interested?

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

01702 480 033

home.



Scan QR code for  
our Instagram

[homeofleigh.com](http://homeofleigh.com)

The Old Bank, 26 Broadway  
Leigh-on-Sea, SS9 1AW

01702 480 033

