



Cliff Road, Leigh-On-Sea  
£1,150,000

home.

# 23 Cliff Road

Leigh-On-Sea  
SS9 1HJ

 5  3  2

- Incredible Five Bedroom Detached Character Property
- Grand & Welcoming Entrance Hall
- Fabulous Open Plan Kitchen & Family Space
- Master Bedroom With Access To A West facing balcony, Dressing Room & En-Suite
- Further Double Bedroom With En-Suite & Additional Walk-In Closet
- Second Floor With Two Bedrooms, Shower Room & Snug Area
- Beautiful Landscaped West Backing Rear Garden
- Off Street Parking For Up To Three Cars & Detached Garage
- Perfectly Positioned For Leigh Road & Leigh Broadway, With Shops, Bars, Restaurants & Boutiques
- Less Than Five Minutes Walk To Chalkwell Train Station & Seafront

## 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 Of Leigh are privileged to offer for sale this incredible five bedroom detached character property, located in an enviable turning which is south of Leigh Road and therefore within walking distance of Chalkwell Beach and mainline railway station which gives direct access into London Fenchurch Street.

The accommodation comprises; entrance porch, a grand and welcoming entrance hall, ground floor cloakroom, lounge plus a fabulous west facing open plan kitchen & family space overlooking the rear garden with a separate utility room.

To the first floor there are three great size double bedrooms including a master bedroom complete with access to a west facing balcony and a separate dressing room with further access to an en suite / family bathroom and a further double bedroom with an en suite and additional walk-in closet.

To the second floor there are two further double bedrooms, a separate shower room and landing/snug area, whilst externally the property benefits from a beautiful landscaped west backing rear garden and off street parking to the front for several vehicles giving access to a detached garage.



Located on Cliff Road in Leigh on Sea, this immaculately maintained family home is perfectly positioned to take full advantage of the array of shops, bars, restaurants and boutiques located on Leigh Road along with Leigh Broadway also close at hand.

## Accommodation Comprises:

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

### Entrance Porch:

4'3 x 3'2

With herringbone Amtico wood flooring, smooth plastered ceiling with inset spotlighting, glazed door to:

### Entrance Hall:

15'1 x 11'2

A great size and welcoming entrance hall with a continuation of Amtico Herringbone wood flooring, double glazed window to side aspect with bespoke fitted plantation shutters, feature wood panelling to surrounding walls, smooth plastered ceiling with inset spotlighting, stairs leading to the first floor landing with oak and glass balustrade and under stairs storage cupboard, under floor heating, glazed bi folding doors to the kitchen and further doors to:

### Ground Floor Cloakroom:

7'2 x 2'6

Double glazed obscure window to side aspect with bespoke fitted plantation shutters, modern two piece suite comprising; low level WC, wash hand basin with mixer tap and vanity cupboard beneath, herringbone Amtico wood flooring, smooth plastered ceiling, heated towel rail, underfloor heating.

### Lounge:

18'7 x 16'7

A fabulous main reception room with double glazed bay window to front aspect and additional corner window to front and side, herringbone Amtico wood flooring, original Victorian cast iron feature fireplace with open fire and tiled hearth, smooth plastered ceiling, four wall light points, under floor heating.

### Open Plan Kitchen & Family Room:

22'6 (reducing to 16'4) x 22'1

An incredible west facing open plan living space with full height double glazed bi folding doors and windows to rear and side aspects, overlooking and leading to the rear garden. The kitchen is fitted by KUBE and comprises; inset one and quarter bowl sink unit with QUOOKER hot water tap and waste disposal unit, inset into a range of QUARTZ work tops on a central island with raised breakfast bar and seating around, range of base level cupboards with integrated drawers and bin storage, further range of matching work surfaces to the expanse of one wall with cupboards beneath and integrated SIEMENS four ring induction hob with extractor hood above, two built-in SIEMENS oven, one with an integrated microwave oven, matching eye level wall mounted units with concealed lighting beneath, smooth plastered ceiling with inset spotlighting and feature roof lantern, herringbone Amtico wood flooring throughout, feature gas coal effect fire with recess above for a flat screen TV, door to:

### Utility Room:

8'1 x 6'9

Double glazed window to side aspect with bespoke fitted plantation shutters. Stainless steel sink unit with mixer tap, inset into a range of QUARTZ work surfaces with cupboards beneath, appliance space and plumbing for washing machine and separate dryer, appliance space for dishwasher, matching eye level wall mounted units, herringbone Amtico wood flooring, feature laundry shoot from the first floor, smooth plastered ceiling with inset spotlighting, under floor heating.

### First Floor Landing:

14'3 x 6'4

Herringbone Amtico wood flooring, stairs with continuous of oak and glass balustrade leading to the second floor landing, feature wood panelling to waist height, coved cornice to ceiling, radiator, doors to:

### Master Bedroom:

12'5 x 12'2

Double glazed window to rear aspect with bespoke fitted plantation shutters and adjacent door giving access to a large west facing balcony, herringbone Amtico wood flooring, smooth plastered ceiling with ceiling fan and inset spotlighting, wall mounted air conditioning unit, radiator, glazed sliding doors leading to:





#### Dressing Room:

8'9 x 8'1 (plus depth of wardrobe)

Double glazed window to rear aspect with bespoke fitted plantation shutters, herringbone Amtico wood flooring, extensive range of fitted floor to ceiling sliding door wardrobes with ample hanging space and concealed storage and lighting, smooth plastered ceiling, radiator, door to:

#### En Suite / Family Bathroom:

11'1 x 7'7

Double glazed obscure window to side aspect, modern five piece suite comprising; bath with mixer tap and shower attachment, low level WC, twin wash hand basins with mixer taps and vanity drawers beneath, fully tiled walk-in shower cubicle/steam room, smooth plastered ceiling with inset spot lighting, heated towel rail.

#### Bedroom Two:

15'1 x 14'4

Double glazed bay window to front aspect, carpeted, coved cornice to ceiling with inset spot lighting, radiator, door to en suite and further sliding doors to a walk in closet.

#### En Suite Shower Room:

6'5 x 6'1

Double glazed obscure window to side aspect, modern three piece suite comprising; fully tiled 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 spot lighting, heated towel rail.

#### Bedroom Three:

14'4 x 9'4

Double glazed windows to front and side aspects with bespoke fitted plantation shutters, carpeted, coved cornice to ceiling, feature fireplace with tiled back, fitted corner storage, radiator.

#### Second Floor Landing:

19'4 x 4'1

Double glazed window to front aspect, snug area with estuary views, carpeted, built-in eaves storage cupboards, radiator, doors to:

#### Bedroom Four:

12'5 x 10'1

Double glazed window to side aspect, carpeted, smooth plastered ceiling, built-in eaves storage cupboard, radiator.

## **Bedroom Five/Study:**

12'1 x 7'5

Double glazed window to side aspect with estuary views, carpeted, smooth plastered ceiling, radiator.

## **Shower Room:**

5'8 x 5'1

Modern suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupbaord beneath, fully tiled to surrounding walls, tiled flooring, heated towel rail.

## **Externally:**

### **Rear Garden:**

The property benefits from a great size west backing rear garden which commences with an attractive paved patio area to the immediate rear with part decking, creating a wonderful space for outside dining and entertaining. The remainder is laid with artificial lawn, side access to the front and further access to the garage.

### **Front Garden:**

The front of the property is paved providing off street parking for one/two vehicles with a further private parking space on the shared driveway leading to:

### **Detached Garage:**

18'2 x 10'2

With up and over door, power and lighting connected, personal door to garden.

















## Property Details

5 Bedrooms  
3 Bathrooms  
2 Reception Rooms  
House - Detached

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

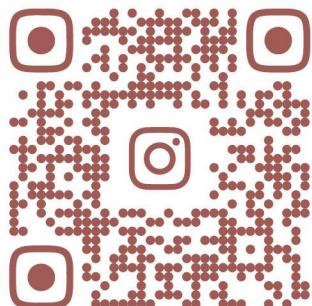
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home.



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