



Leigh Cliff Road, Leigh-On-Sea  
£775,000

home.

# 59 Leigh Cliff Road

Leigh-On-Sea  
SS9 1DN



- Stunning Five Bedroom Period Property
- Sought After Position
- Grand Entrance Hall, main lounge,
- West Backing Rear Garden
- Three Reception Rooms
- Modern Fitted Kitchen/Breakfast Room Overlooking The Rear Garden
- Master Bedroom With Luxury En-Suite & Access A Roof Terrace With Estuary Views
- Great Size West Backing Rear Garden
- Ideally Located For Leigh Road & Broadway Shopping
- Beach & Railway Station Are Close At Hand

## 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 proud to present this beautifully appointed five bedroom period property, located off Leigh Road and therefore in superb position to take full advantage of both the Leigh Road and Broadways extensive shopping facilities as well as the beach and mainline railway station, giving direct access to London Fenchurch Street.

The accommodation is cleverly spread out over 3 floors and boasts to the ground floor a grand entrance hall, main lounge with feature fireplace, dining room, sitting room and a modern fitted kitchen/breakfast room which overlooks the rear garden.

The first floor offers a spacious family bathroom and four well appointed bedrooms, the fifth giving access to a balcony with estuary views, whilst to the top floor there is a huge master bedroom with a luxury en suite shower room and access to a west backing roof terrace complete with estuary views.

Externally the property offers a great size west backing rear garden.

Situated on Leigh Cliff Road, Leigh On Sea, sandwiched between the Leigh Road and Grand Parade this stunning character property is ideally located for Leigh Road and Broadways extensive array of shops, bars and boutiques as well as the beach and railway station also being close at hand.

### Accommodation Comprises

The property is approached via original wooden double entrance doors with feature stained glass insets and adjacent lead light windows leading to:

#### Entrance Hall

14'2 x 11'

Stairs to the first floor with under stairs storage cupboards, solid French oak wood flooring, cast iron effect radiator, doors to:

#### Lounge

15'2 (into bay) x 13'2

A great size main reception room with double glazed bay window to front aspect with bespoke fitted plantation shutters, feature Victorian style cast iron fireplace with open fire wooden mantle, coved cornice to ceiling, two Victorian style cast iron radiators.

#### Open Plan Sitting Room & Dining Area:

19'7 x 14'6 (reducing to 11'2)

A wonderful room with two clearly defined areas as follows:

#### Dining Area

11'4 x 9'6

Double glazed window to rear aspect, solid oak wood flooring, built-in alcove storage cupboard, smooth plastered ceiling with ceiling rose, open plan into the sitting room, door to kitchen.

#### Sitting Room

14'6 x 9'7

Glazed French doors on to the rear garden, continuation of wood flooring, coved ceiling with inset spotlighting, Victorian style cast iron radiator.

#### Kitchen/Breakfast Room

19'1 x 9'3

Double glazed windows to rear & side plus half glazed UPVC double glazed door to rear garden. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of solid wood work surfaces with cupboards and drawers beneath, free standing 'range cooker' to remain with extractor hood above, further range of matching

eye level wall mounted units, appliance space and plumbing for washing machine and tumble dryer, space for fridge/freezer, integrated dishwasher, cast iron effect radiator.

#### First Floor Landing

20'10 x 9'6

Stripped and exposed floorboards, stairs to second floor, doors to:

#### Bedroom Two

14'11 (into bay) x 13'1

Double glazed bay window to front aspect with bespoke fitted plantation shutters, stripped and exposed floorboards, coved cornice to ceiling with ceiling rose, cast iron effect radiator.

#### Bedroom Three

14'6 x 9'6

Glazed window to rear aspect, stripped exposed floorboards, feature cast iron fireplace, cast iron effect radiator.





#### Bedroom Four

10'1 x 9'11

Double glazed window to rear aspect, stripped and exposed floorboards, feature cast iron fireplace, cast iron effect radiator.

#### Bedroom Five/Study

7'1 x 6'

Half glazed door balcony with wooden balustrade, stripped and exposed floorboards, cast iron effect radiator.

#### Family Bathroom

10'10 x 6'5

Double glazed obscure window to rear aspect, modern contemporary suite comprising; large walk in shower, over-sized bath in tiled surround, low level W.C with concealed cistern plus vanity unit with oversized basin with vanity drawers beneath, part tiled walls, smooth plastered ceiling with inset spotlighting, radiator & heated towel rail combined, further cast iron radiator.

#### Second Floor Landing

Skylight to rear, built-in eaves storage, door to:

#### Master Bedroom

21'5 x 13'5 (plus depth of wardrobe)

An incredible master bedroom with double glazed patio doors to rear giving access to a west backing roof terrace, stripped and exposed floorboards, extensive range of built-in wardrobes to one wall plus eaves storage cupboard, two cast iron effect radiators, concealed door leading to:

#### En-Suite Shower Room

10'11 x 5'3

Feature half moon UPVC obscure double glazed window to front aspect plus Velux style window to side. Luxury suite comprising large walk in shower, low level W.C with concealed cistern plus 'his & hers' vanity units with wash hand basins, drawers beneath and mixer taps, part tiled to surrounding walls, cast iron effect radiator with heated towel rail plus.

#### Roof Terrace

12' x 10'

Fibreglass floor and glass balustrade with stainless steel tops, stunning west facing aspect with wonderful views of the estuary.

#### Externally

#### Rear Garden

The property benefits from a west backing rear garden which commences with a decked patio area to the immediate rear with a low maintenance artificial lawn area, all enclosed by screen panelled fencing, external lighting, pedestrian access to the rear.













## Property Details

5 Bedrooms  
2 Bathrooms  
3 Reception Rooms  
House - Terraced

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

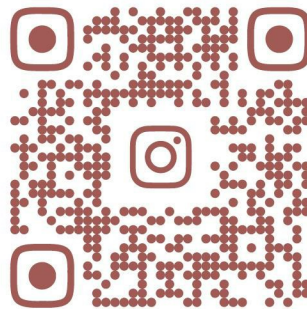
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