



Preston Road, Westcliff-On-Sea

£1,200,000

home.

33 Preston Road

Westcliff-On-Sea
SS0 7ND



- Stunning Double Fronted Period Property
- Four Double Bedrooms
- Spread Out Over Three Impressive Floors
- Grand Entrance Hall & Elegant Main Reception Room
- Sitting Room Overlooking The Rear Garden
- impressive Dual Aspect Kitchen/Breakfast & Dining Room
- Incredible Master Suite With Stairs Leading Down To A Luxurious En-Suite & Bespoke Dressing Room
- Sumptuous Family Bathroom
- Large West-Facing garden & Ample Off Street Parking

Interested?

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Home Of Leigh are proud to present this very handsome double fronted period property on Preston Road in Westcliff-on-Sea, a stunning four bedroom detached house combining period features with modern living. Spread out over three impressive floors and offering an abundance of light and space, this beautiful property is ideal for families or those who enjoy entertaining.

The meticulously maintained living accommodation includes a grand entrance hall with stairs leading to the first floor, ground floor guest cloakroom, an elegant main reception room and an impressive dual aspect kitchen/breakfast and dining room. There is also a further sitting room overlooking the rear garden along with a separate laundry room.

To the first floor there is an incredible master suite comprising of a large double bedroom with stairs leading down to a luxurious en suite with his & her sinks plus a separate bespoke fitted dressing room. There is another large double bedroom to this floor along with a sumptuous family bathroom and useful storage room, whilst to the second floor there are two further double bedrooms which share a modern shower room.

One of the standout features of this property is the large west-facing garden, which offers a tranquil outdoor retreat, perfect for enjoying sunny afternoons or hosting summer barbecues. There is also ample parking to the front.

Accommodation Comprises:

The property is approached via solid wood part glazed double doors leading to:

Grand Entrance Hall:

22'11 x 6'6

An incredible entrance hall with tiled flooring throughout and feature double glazed window to rear, overlooking the rear garden. Stairs leading to the first floor landing with under stairs storage cupboard, coved cornice to ceiling, feature half wood panelling to walls, two cast iron effect radiators, access to all ground floor rooms.

Ground Floor Cloakroom:

6'3 x 3'5

Double glazed obscure window to rear aspect, modern two piece suite comprising; low level WC, wall mounted wash hand basin with mixer tap, three quarter tiled to surrounding walls, tiled flooring, cast iron effect radiator.

Living Room:

19'3 x 13'10

Double glazed sash bay window to front aspect with bespoke fitted plantation shutters, parquet wood flooring throughout, feature fireplace with attractive marble surround with tiled hearth and inset open fire, coved cornice to ceiling, picture rail, cast iron effect radiator.

Family Room:

20'6 (reducing to 15'2) x 11'11

Double glazed sash window to side aspect with bespoke fitted plantation shutters, parquet wood flooring, two sets of double glazed bi folding doors to both side and rear aspects giving access to the garden, cast iron effect radiator, door to laundry room.

Laundry Room:

8'11 x 8'6

Double glazed window to side aspect with bespoke fitted plantation shutters and adjacent door to side, modern sink unit with mixer tap inset into a range of square edge work tops with cupboard beneath and appliance space and plumbing for washing machine and tumble dryer, matching range of eye level wall mounted cupboards and additional fitted storage, coved to smooth plastered ceiling, tiled flooring, door to boiler room.

Kitchen/Breakfast & Dining Room:

29'2 x 13'11

A truly beautiful, dual aspect family kitchen with double glazed sash bay window to front aspect with bespoke fitted plantation shutters and window seat below and double glazed bi folding doors to rear giving access to the garden. Solid wood bespoke fitted with a extensive range of base level cupboards and drawers with square edge QUARTZ work tops above, inset double sink unit with mixer tap, built-in oven, steamer, wine fridge, free standing AGA with six ring gas hob over, two

integrated dishwashers, matching range of eye level wall mounted cupboards and additional floor to ceiling cupboards incorporating a stylish butlers pantry with additional storage and lighting, glazed display cabinets, built-in bin storage, parquet wood flooring to dining area and porcelain tiled flooring to kitchen area with under floor heating, feature open fireplace with attractive marble surround and tiled hearth, coved cornice to ceiling with inset spotlighting, picture rail, cast iron effect radiator.

First Floor Landing:

14'8 x 6'9

Double glazed sash window to rear aspect with bespoke fitted plantation shutters, carpeted, coved cornice to ceiling, doors to:

Master Bedroom:

16'4 x 13'10

Two double glazed sash windows to front aspect with bespoke fitted plantation shutters, carpeted, coved cornice to ceiling, picture rail, two cast iron effect radiators, door to dressing room and steps down to the en suite.

En Suite Shower Room:

13'5 x 8'10

Double glazed sash window to side aspect with bespoke fitted plantation shutters, luxury suite comprising, open wet room/shower area with rain fall shower, low level WC, twin wash hand basins with vanity storage beneath and marble tops, feature





stone fireplace with gas coal effect fire, porcelain tiled flooring with under floor heating, coved cornice to ceiling, cast iron effect radiator.

Dressing Room:

10'10 x 5'2 (plus depth of wardrobe)

Double glazed sash window to front aspect with bespoke fitted plantation shutters, bespoke range of fitted floor to ceiling wardrobes with ample hanging and storage space, smooth plastered ceiling with inset spotlighting.

Bedroom Two:

15'1 x 14'1

Two double glazed sash windows to front aspect with bespoke fitted plantation shutters, carpeted, feature fireplace, coved cornice to ceiling, picture rail, cast iron effect radiator.

Family Bathroom:

13'6 x 10'2

Two double glazed sash windows to rear aspect with bespoke fitted plantation shutters, luxury fitted five piece suite comprising, bath with mixer tap and shower attachment, walk in shower with rainfall shower, low level WC, twin wash hand basins with vanity storage beneath and marble tops, feature fireplace, coved cornice to ceiling with inset spotlighting, picture rail, cast iron effect radiator/towel rail combined.

Storage Room:

9'8 (minimum) x 6'9

Second Floor Landing:

14'1 x 6'3

Double glazed sash window to side aspect with bespoke fitted plantation shutters, carpeted, smooth plastered ceiling with access to loft space, doors to:

Bedroom Three:

22'3 x 13'6 (reducing to 9'5)

Two double glazed sash windows to rear aspect, carpeted, feature fireplace, two radiators.

Bedroom Four:

13'10 x 11'11

Double glazed sash window to side aspect with bespoke fitted plantation shutters, carpeted, range of fitted wardrobes with adjacent dressing table plus additional built-in eaves storage, cast iron effect radiator.

Shower Room:

9'7 x 9'4

Double glazed sash window to rear aspect with bespoke fitted plantation shutters, modern three piece suite comprising; fully tiled shower, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, feature fireplace, cast iron effect radiator.

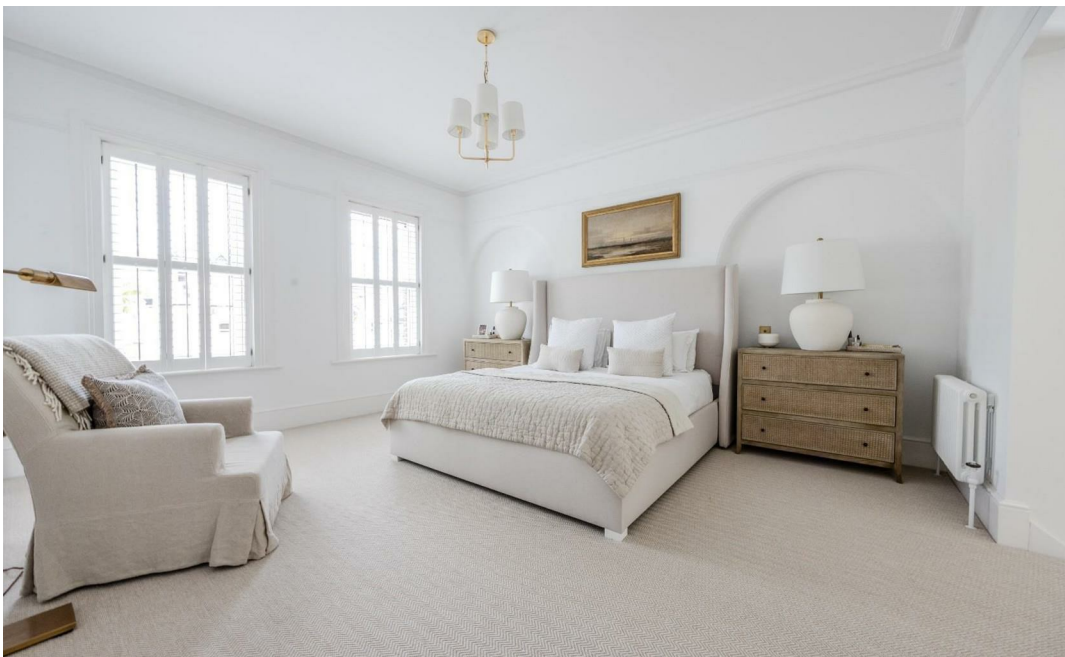
Externally:

Rear Garden:

The property benefits from a beautiful west backing rear garden which commences with an attractive and extensive patio area to the immediate rear off the kitchen, which continues round to the rear of the family room. The remainder is neatly laid to lawn and enclosed by a mature and established array of flower and shrub borders with access to a further patio area and outside kitchen area with pizza oven and BBQ area. The garden is enclosed by screen panelled fencing, garden shed to remain, outside lighting, outside water tap, side access to the front of the property.

Front Garden:

The front of the property is mainly laid with shingle to provide off street parking for several vehicles and a central chequered path leading to the front door.















Property Details

4 Bedrooms
3 Bathrooms
2 Reception Rooms
House - Detached

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

£1,200,000



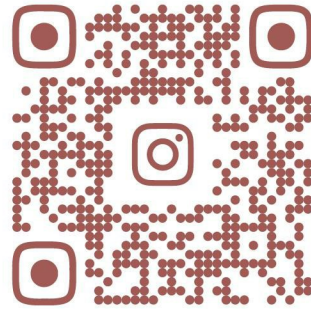
TOTAL FLOOR AREA: 2464 sq.ft. approx.
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