



# The Old Custom House

# 74 High Street Leigh-on-Sea Essex SS9 2EP

Home Estate Agents are delighted to present The Old Customs House, a truly rare opportunity to acquire one of Old Leigh's most distinctive homes. This four-bedroom semi-detached property is being offered with no onward chain, spans around 2,000sqft and has been carefully restored and enhanced to combine original character with contemporary living. Set in a highly desirable position overlooking Strand Wharf, the property makes an immediate impression with its entrance courtyard, designed to provide practical storage as well as an inviting approach to the home. Once inside, the ground floor offers a modern shower room, a generous front bedroom enjoying estuary views, and a versatile rear bedroom currently used as a gym.

The first floor is the heart of the home, with a spacious lounge and feature fireplace flowing into a dining area, both capturing beautiful sea views. The bespoke open-plan kitchen has been finished to an exceptional standard, blending traditional influences with modern style. Fitted with Siemens and Neff appliances, alongside a Bora induction hob with extractor, it combines elegance with practicality. Off the kitchen, a further shower room incorporates a private sauna, adding a luxurious touch.

On the top floor, two further bedrooms enjoy commanding sea views, complemented by a large storage room or walk-in wardrobe. Every part of the home has been considered to maximise space, comfort, and outlook.



Positioned in the heart of historic Old Leigh, this property places residents within a vibrant community filled with renowned pubs, restaurants, cafés, and boutique shops, while retaining the tranquillity of a coastal setting. With Leigh-on-Sea station a short stroll away, offering direct links to London Fenchurch Street, the location balances heritage, convenience, and modern lifestyle. Opportunities of this calibre in such a prestigious setting are exceptionally rare, making The Old Customs House a property of genuine distinction.

Please note - Furniture is available by separate negotiation.



## Historical Significance

The Old Customs House, High Street, stands in Old Leigh, a part of Leigh-on-Sea with roots reaching back to at least the Domesday Book of 1086, when the village was known as "Legra", meaning a place by the river, recognised as a small fishing village. The Old Customs House was constructed in 1815, during the reign of George III, replacing a much larger manor house that had previously occupied the site.

Its name, Customs House, reflects an historic role tied to maritime trade and regulation in Old Leigh, given its position directly opposite Strand Wharf, which has long been a bustling operational end of the village by the water.

Today, Old Leigh (often called Leigh Old Town) retains much of that historic charm, while being very much alive and attractive for modern life. It's a picturesque coastal village with cobbled streets, traditional fishermen's cottages, and wooden cockle boats bobbing by the waterfront.



The High Street is vibrant, with an appealing mix of independent shops, cafés, seafood stalls, pubs (many waterside), and restaurants. You'll find locals and visitors alike gathering in terraces overlooking the estuary, especially at low tide when the mudflats and creek create dramatic landscape changes.

Nature is very much part of the backdrop: there are pleasant walks along the foreshore, scenic paths like the Cinder Path or cliff-top promenades, and frequent views of estuary wildlife. Transport links keep Old Leigh well connected: Leigh-on-Sea railway station provides relatively fast access into London, while road routes offer ease of travel around Essex.

The area also benefits from strong community identity, local events (like art trails, festivals, and regattas), and a conservation status that helps preserve architectural heritage and keeps the character, from building styles to street layout, largely intact.



#### Accommodation Comprises

The property commences with wooden doors leading into the entrance courtyard which has a brick floor and door leading into the main property. To the rear there is double glazed French doors leading out to the garden and to the front single glazed obscure panels above the door.

#### Entrance Hall

Hardwood floor, skirting, coved cornice, ceiling rose with light, wooden stairs with carpet runner to the first floor, access to the cellar/storage area., radiator. Doors to:

#### Ground Floor Bedroom One 14'5 x 11'6

Carpeted, single glazed Sash window to front aspect with shutters, skirting, dado rail, picture rail, coved cornice, ceiling rose with light, feature brick fireplace, radiator.

#### Ground Floor Bedroom Four/Gym 14'9 x 6'7

Carpeted, double glazed Sash windows to rear aspect, skirting, ceiling rose with light, radiator. Door to:

#### Utility/Storage Room

Tiled flooring, ceiling light, space and plumbing for washing machine, storage area with shelving.

#### Ground Floor Shower Room 9'11 x 5'2

Marshall and Bull shower room with tiled flooring and part tiled walls, double glazed obscure Sash window to side aspect, extractor fan, spotlighting, WC, wash hand basin. walk-in shower with Rainfall shower attachment, heated towel rail.

#### First Floor Landing

Carpeted, skirting, coved cornice, ceiling rose with light. Doors to:

### Lounge 18'5 x 15'3

Hardwood flooring, single glazed Sash window to front aspect with sea views, skirting, dado rail, coved cornice, ceiling rose with light, working fireplace, two radiators.

### Dining Room 13'8 x 12'10

Hardwood flooring, single glazed Sash window to front aspect with sea views, skirting, coved cornice, ceiling rose with light, feature fireplace, radiator. Double doors leading to:

### Kitchen 25'7 x 12'9

Marshall and Bull tiled flooring, two double glazed Sash windows to the rear aspect, two column radiators, spotlighting, wall lighting. The kitchen is fitted to include a range of bespoke made base units with soft close hinges and Quartz worksurfaces with matching eye level wall mounted units, solid wood breakfast bar with storage under, integrated Siemens dishwasher, integrated four ring induction Bora hob with centralised Bora extractor, one and a half sink with drainer and mixer tap, two integrated NEFF ovens, integrated fridge freezer, understairs storage cupboards.



### Shower Room 8'5 x 3'10

Tiled flooring and walls, walk-in shower cubicle, WC, vanity wash hand basin with mixer tap, spotlighting.

### Sauna

Wooden sauna.

### Second Floor Landing

Sliding door and access to:

### Bedroom Two 17'3 x 15'3

Carpeted, double glazed Velux to the front aspect with sea views, window skirting, spotlighting, eaves storage.

### Bedroom Three 17'3 x 11'2

Carpeted, double glazed Velux window to front aspect with sea views, skirting, ceiling light, wall lighting, eaves storage cupboards to the front and rear. Access to

### Boiler/Airing Cupboard 7'0 x 4'6

Housing the Ideal Combi boiler and water tank.

### Externally

### Courtyard Garden

Wooden beamed ceiling, wall lighting and rafta storage, two large benches with storage under, water tap. To the rear there are French doors leading to courtyard garden with brick patio area, external power socket and wall lighting, storage shed (to remain), mature bushes and flower bed borders.

### Agents Note

The vendor has advised the neighbouring property has access rights via the courtyard.









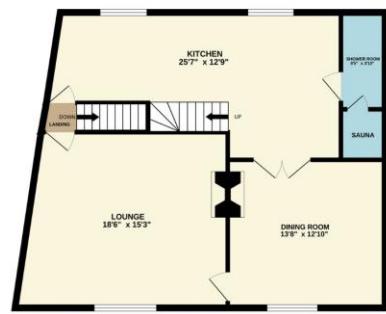




GROUND FLOOR  
566 sq.ft. approx.



1ST FLOOR  
763 sq.ft. approx.



2ND FLOOR  
618 sq.ft. approx.



TOTAL FLOOR AREA: 1947 sq.ft. approx.  
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**Guide Price £880,000 Freehold**

**HOME - The Estate Agent of Leigh**  
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