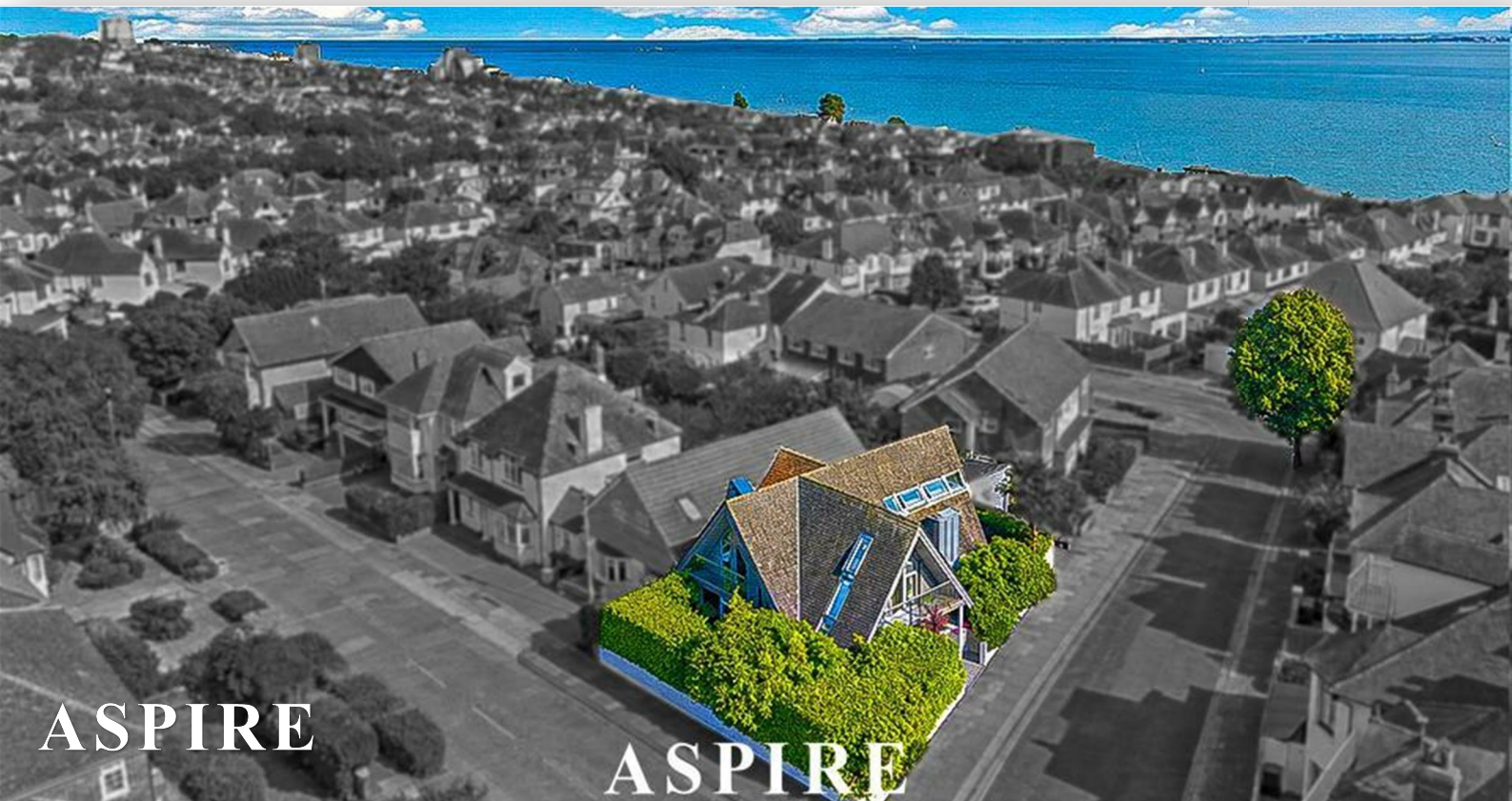


*To arrange a viewing contact us
today on 01268 777400*



Hillside Crescent, Leigh-On-Sea £1,200,000

Aspire Estate Agents are privileged to have been instructed to offer for sale this truly exceptional four-bedroom detached contemporary home, positioned on the highly sought-after Hillside Crescent in Leigh-on-Sea and enjoying spectacular elevated views across the Estuary.

Originally re-modelled in 2007 by an award-winning local architect and later used as his own family residence, this is a home that has been designed with genuine vision, creativity and purpose. Every angle, window, balcony and living space has been carefully considered to maximise light, flow and the outstanding coastal outlook. The result is a property that feels completely unique, architecturally impressive and unlike anything else currently available in the local market.

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Set within one of Leigh-on-Sea's most desirable hillside positions, the home enjoys a wonderful sense of privacy while still being perfectly placed for everything the area is loved for. Leigh Broadway, Old Leigh, the seafront, independent cafés, restaurants, boutique shops and Leigh-on-Sea station are all within easy reach, making this an exceptional lifestyle home as well as a practical choice for commuters and families.

The accommodation extends to approximately 1,764 sq ft and is arranged over two beautifully designed floors. The property is entered directly into a welcoming hall, which immediately sets the tone for the clever layout and architectural feel of the home. The ground floor offers a superb balance of everyday living and versatility, including a generous lounge, study, utility room, W/C and a guest bedroom, ideal for visiting family, teenagers, home working or those needing flexible ground floor accommodation.

One of the standout spaces is the impressive kitchen/dining room, measuring over 26ft in length. This room has been designed as a real social hub, with excellent proportions, a stylish layout and a superb connection to the outside. It is the perfect space for entertaining, family life or simply enjoying the sense of openness and light that runs throughout the property.

The lounge is another fantastic reception space, positioned to make the most of the home's elevated setting and offering direct access out towards a balcony area. This creates a wonderful flow between inside and outside living, allowing the Estuary views to become part of the everyday experience of the home.

To the first floor, the property continues to impress. A striking landing and gallery area provide an immediate sense of space and design, leading to three further bedrooms and a family bathroom. The bedroom accommodation is beautifully arranged, with excellent storage and multiple balcony areas positioned to capture different outlooks. The principal bedroom is a particularly special space, enjoying generous proportions, built-in storage and access to a large balcony where the views across Leigh-on-Sea and the Estuary can be fully appreciated.

What makes this home so special is not simply the size or the location, but the way it has been designed. The architecture feels intelligent and intentional, with split-level elements, gallery features, balconies and carefully positioned glazing all working together to create something genuinely individual. It is contemporary without feeling cold, stylish without losing practicality

and impressive without compromising comfort.

Externally, the balconies are a key part of the home's appeal, offering several places to sit, relax and enjoy the far-reaching views. Whether it is morning coffee, evening sunsets or entertaining guests, the outside spaces enhance the lifestyle on offer and make the most of this outstanding Leigh-on-Sea position.

Hillside Crescent is one of Leigh-on-Sea's most desirable addresses, loved for its elevated setting, peaceful feel and excellent access to the town's most popular amenities. With the seafront, Old Leigh, Leigh Broadway, schools, transport links and open green spaces all nearby, the location perfectly complements the home itself.

This is a rare opportunity to purchase a genuinely one-of-a-kind detached residence in one of Leigh-on-Sea's most admired locations. Architecturally designed, beautifully positioned and offering outstanding Estuary views, this is a home that must be viewed to be fully understood and appreciated.

Rooms & Measurements

Ground Floor

Hall
5.28m x 1.68m
17'4" x 5'6"

Kitchen/Dining Room
7.98m x 3.81m
26'2" x 12'6"

Lounge
4.52m x 3.56m
14'10" x 11'8"

Study
2.44m x 2.26m
8'0" x 7'5"

Utility Room
3.17m x 2.44m
10'5" x 8'0"

Guest Bedroom
3.07m x 1.75m
10'1" x 5'9"

W/C

Balcony
3.96m x 1.35m
13'0" x 4'5"

First Floor

Landing
3.30m x 3.13m
10'10" x 10'3"

Gallery

Bedroom
4.70m x 3.12m
15'5" x 10'3"

Bedroom
4.52m x 2.90m
14'10" x 9'6"

Bedroom
3.30m x 2.87m
10'10" x 9'5"

Bathroom
3.43m x 1.37m
11'3" x 4'6"

Balcony
6.60m x 1.32m
21'8" x 4'4"

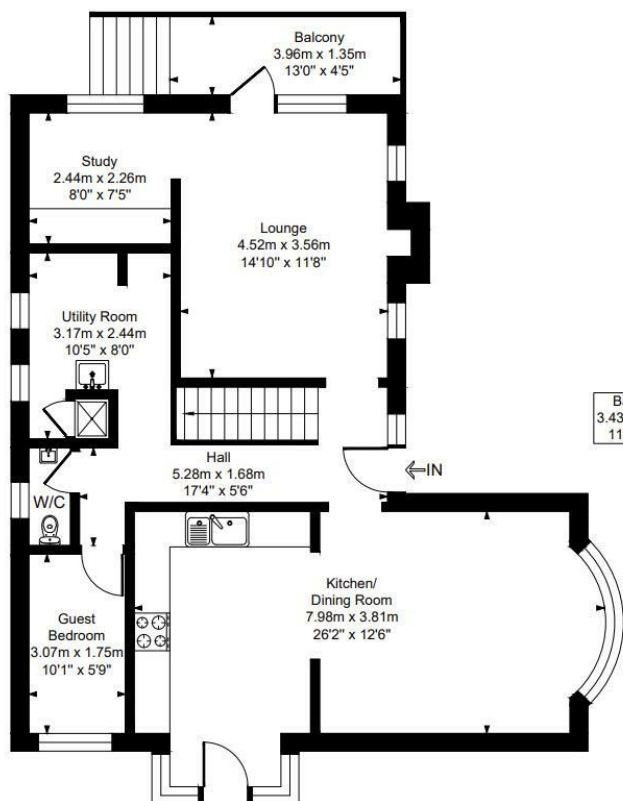
Balcony
5.64m x 0.91m
18'6" x 3'0"

Balcony
3.89m x 0.84m
12'9" x 2'9"

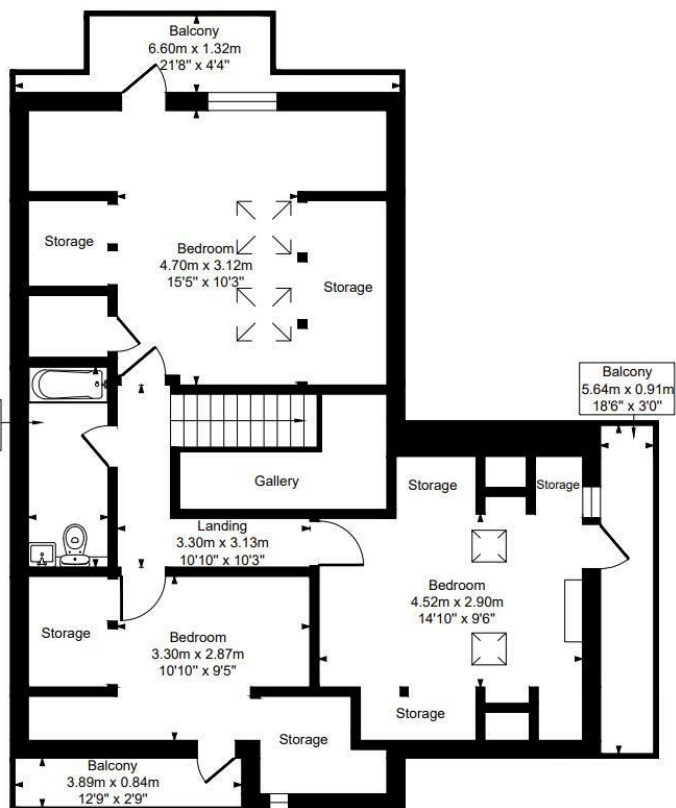
Storage

Hillside

Approximate Gross Internal Floor Area = 163.9 sq m / 1764 sq ft

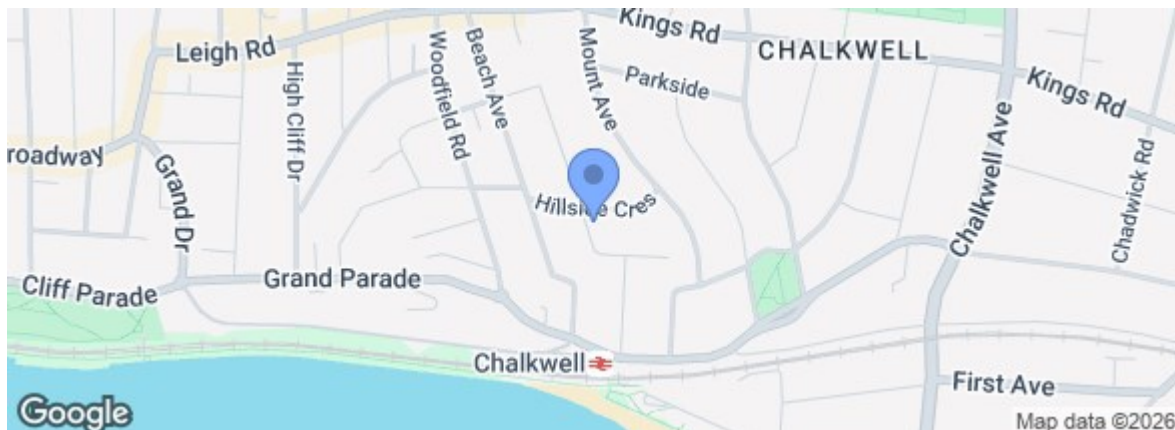


Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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