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today on 01268 777400**



Leigh Park Road, Leigh-On-Sea Guide price £800,000

GUIDE PRICE £800,000 - £850,000 Aspire are pleased to present this truly unique three bedroom home on Leigh Park Road, perfectly capturing the Leigh on Sea lifestyle.

Sitting proudly on a rare double plot, this home enjoys one of the best positions on the street, with beautiful seaside views and a frontage that instantly sets it apart. The landscaped approach, driveway for three cars and an entrance that feels like walking the red carpet every day give the property a real sense of arrival.

Inside, the home blends character, space and modern style. The bright living area features a log burner and flows into the dining space, where bi fold doors open onto the garden. A large contemporary kitchen with luxury finishes, integrated appliances and access to the decking completes the main living space, alongside a generous WC and utility room.

Upstairs, the master bedroom is grand and full of charm, with a bay window and built in wardrobes. The second bedroom also offers built in storage and stunning sea views, while the third bedroom is ideal as a single room, nursery or dressing room. The bathroom is another standout, with views that make the space feel truly special.

The loft room offers a brilliant additional space for guests, working from home or hobbies, with Velux windows framing beautiful views across Old Leigh.

Outside, the wraparound garden is landscaped and thoughtfully sectioned for entertaining, relaxing and making the most of every corner of this rare plot.

Within walking distance of Leigh Station, Old Leigh, Leigh Broadway and the seafront, this is a truly one of a kind home in one of Leigh on Sea's most iconic locations.

A truly unique home, yet unmistakably Leigh on Sea.

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Ground Floor

Kitchen — 4.21m x 3.02m (13'10" x 9'11")

Reception Room — 7.09m x 5.31m (23'3" x 17'5")

Shower Room

First Floor

Bedroom 1 — 4.24m x 3.38m (13'11" x 11'1")

Bedroom 2 — 3.52m x 2.71m (11'7" x 8'11")

Bedroom 3 — 2.43m x 1.84m (8'0" x 6'0")

Bathroom

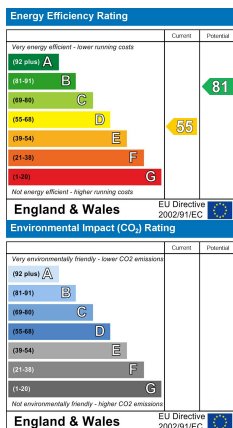
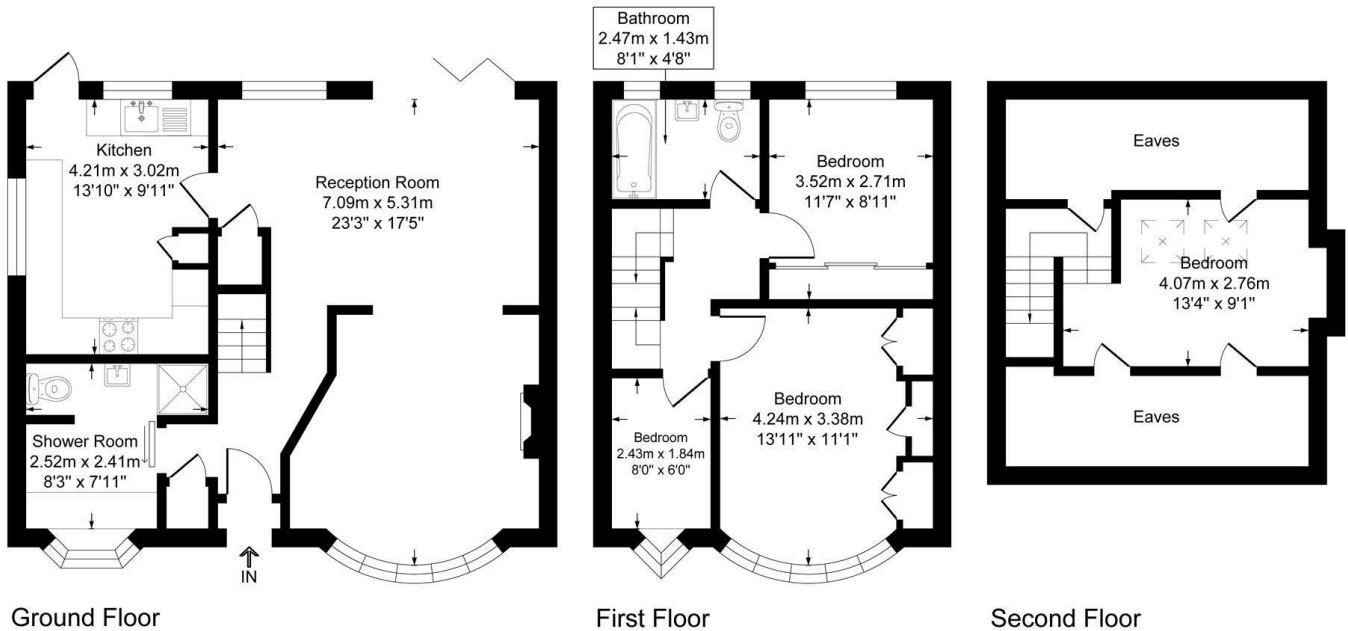
Second Floor

Bedroom 4 — 4.07m x 2.76m (13'4" x 9'1")

Driveway Off Street Parking for 3.

Leigh Park Road

Approximate Gross Internal Floor Area = 114.4 sq m / 1232 sq ft
(Excluding Eaves)



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.