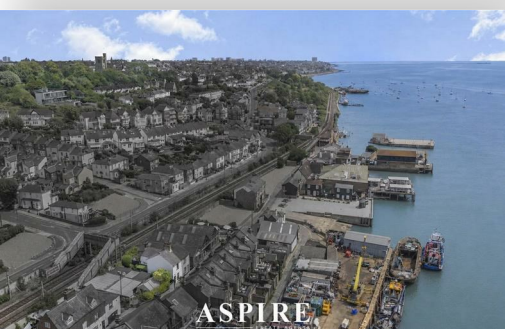


*To arrange a viewing contact us  
today on 01268 777400*



## High Street, Leigh-On-Sea GUIDE PRICE £550,000 - £600,000

Aspire Estate Agents Are Proud To Present a Rare Design-Led Fisherman's Cottage In The Heart Of Leigh Old Town

Tucked away within the atmospheric streets of Leigh-on-Sea's historic Old Town, this exceptional fisherman's cottage has been reimagined with remarkable care, combining period character with a refined, boutique finish throughout.

Beautifully restored and thoughtfully designed, the home delivers a rare balance of charm, craftsmanship and contemporary comfort. Every detail has been considered, from the solid wood Banham barn style entrance door to the bespoke Moylans kitchen, handcrafted storage, premium finishes and carefully chosen materials.

The ground floor is arranged as an impressive open plan living, kitchen and dining space, designed to feel both intimate and effortlessly stylish. The lounge area enjoys a characterful front aspect with double glazed sash window, bespoke Victorian style shutters, wood panelling and a feature fireplace with inset log burner, creating a warm and inviting setting for quiet evenings in.

The kitchen and dining area forms the heart of the cottage and has been finished to an outstanding standard. Bespoke Moylans cabinetry is paired with quality work surfaces, concealed storage, integrated Siemens appliances, an induction hob, wine fridge, dishwasher, washer/dryer and fridge/freezer. Premium Buster & Punch light fittings add a refined designer edge, bringing a stylish blend of craftsmanship and contemporary detail to the space. Full height Heritage windows and a matching door connect the room beautifully to the garden, while the Marshall & Bull tiled flooring with underfloor heating adds a further sense of quality and comfort.

The first floor continues the same level of finish, with a beautifully designed landing and dressing area featuring bespoke Moylans fitted wardrobes, drawer storage and a rear facing sash window. The bedroom is calm, elegant and full of character, with a front facing sash window, bespoke Victorian shutters, feature cast iron effect fireplace and vintage style radiator.

The bathroom has been finished with the feel of a boutique hotel, offering a walk-in shower, vanity storage, contrasting Marshall & Bull tiling, underfloor heating and carefully selected fittings that sit perfectly with the character of the home.

Externally, the cottage benefits from a pretty rear garden, designed to be low maintenance and easy to enjoy. With a patio area, artificial lawn and outside storage, it provides a private space to relax after a morning by the water or an evening spent in one of Old Leigh's renowned restaurants and pubs.

Positioned moments from the estuary, independent boutiques, galleries, cafés, pubs and the railway station,

this is far more than a home. It is a lifestyle purchase in one of Essex's most desirable coastal settings.

This would make an exceptional main residence, a beautiful bolthole by the sea, or an attractive high end holiday let opportunity, subject to any necessary permissions and requirements.

A truly special home where heritage, design and location come together effortlessly.

\*\*\* GUIDE PRICE £550,000 - £600,000 \*\*\*

Open Plan Lounge, Kitchen & Dining Area  
31'8" x 10'5" / 9.65m x 3.18m

Lounge Area  
14'1" x 10'5" / 4.29m x 3.18m

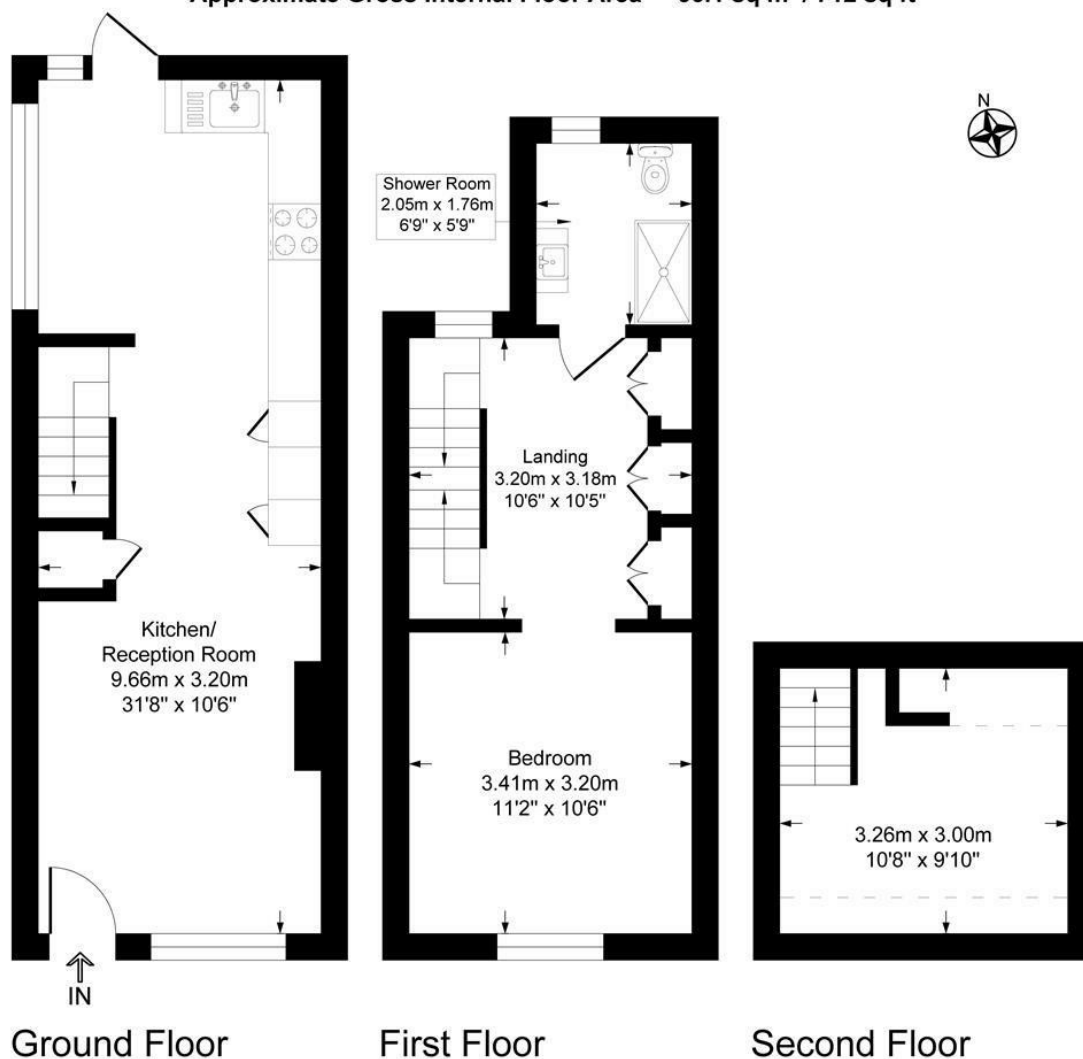
First Floor Landing / Dressing Room  
10'4" x 7'6" / 3.15m x 2.29m, plus wardrobe depth

Bedroom  
11'3" x 10'5" / 3.43m x 3.18m

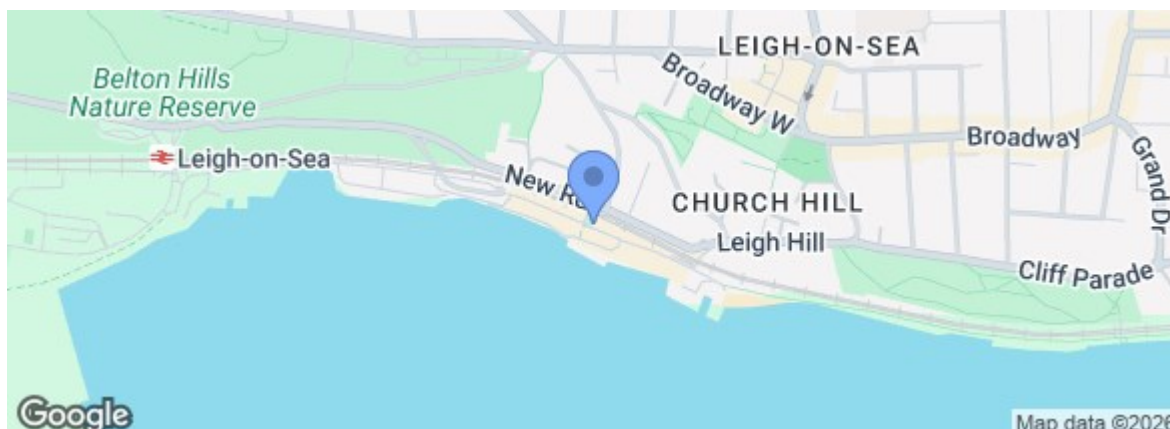
Bathroom  
8'8" x 5'1" / 2.64m x 1.55m

# High Street

Approximate Gross Internal Floor Area = 66.1 sq m / 712 sq ft



| Energy Efficiency Rating                                        |                   |
|-----------------------------------------------------------------|-------------------|
| Very energy efficient - lower running costs                     | Current Potential |
| (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 <sub>2</sub> ) Rating                  |                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential |
| (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 <sub>2</sub> emissions |                   |
| England & Wales EU Directive 2002/91/EC                         |                   |



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.