



* £900,000- £950,000 * Proudly positioned on the charming Cliff Road in Leigh-on-Sea, this exquisite detached house offers a perfect blend of space and comfort, making it an ideal family home. Boasting four to five generously sized double bedrooms, this property is designed to accommodate both relaxation and entertainment. As you enter, you are greeted by four inviting reception rooms, each providing a unique space for family gatherings or quiet evenings. The heart of the home is undoubtedly the stunning kitchen diner, which is perfect for culinary enthusiasts and social gatherings alike. The layout is both practical and stylish, ensuring that every meal can be enjoyed in a warm and welcoming atmosphere. The property features a convenient downstairs shower room, alongside an upstairs bathroom, catering to the needs of a busy household. With parking available for two vehicles, you will find that convenience is at the forefront of this home. Location is key, and this property does not disappoint. Situated just a stone's throw from the vibrant shopping facilities of Leigh Road and Broadway, you will have an array of shops, cafes, and restaurants right on your doorstep. Additionally, the beautiful Chalkwell Beach, local parks, and the train station are all within a short walk, providing easy access to the stunning coastline and excellent transport links. This beautiful detached house on Cliff Road is a rare find, offering both space and a prime location. It is perfect for those seeking a comfortable and stylish lifestyle in one of Leigh-on-Sea's most desirable areas. Don't miss the opportunity to make this wonderful property your new home.

- Extended fully detached family home
- Four to five double bedrooms
- Impressive kitchen dining area
- Downstairs shower room and upstairs family bathroom
- Short walk to Chalkwell Beach, Park and Station
- Driveway for two vehicles
- Bay-fronted through lounge
- Sea views from front bedrooms
- Doorstep to Leigh Road shopping facilities
- No Onward Chain

Cliff Road

Leigh-on-Sea

£900,000

Price Guide



Cliff Road



Frontage

Driveway creating parking for two vehicles, side access to the rear garden, access to:

Porch

7'4" x 2'7"

Smooth ceiling with inset spotlights, composite entrance door to the front with adjacent obscured windows, tiled flooring, access to:

Entrance Hallway

22'3" x 5'0"

Smooth coved ceiling, picture rails, dado rails, solid wood entrance door to the front, carpeted stairs to the first floor with understairs storage, real wood flooring, radiator, access to:

Through Lounge/Snug

25'1" into the bay x 11'5"

Two ceiling areas, one being a smooth inset coved ceiling with feature lighting and the other is a smooth coved ceiling with a pendant light, double-glazed bay windows to the front with fitted plantation blinds, picture rails, feature fireplace with a stone surround and a marble hearth, feature stained glass leadlight window, radiator, real wood flooring, access back to the hallway and into the kitchen-diner.

Dining Room

14'8" x 9'4"

Smooth coved ceiling with a pendant light, picture rails, double-glazed windows and French doors to the rear opening out onto the garden, feature fireplace with a wooden surround and a marble hearth, feature stained glass leadlight window, radiator, real wood flooring.

Reception Room/ Bed Five

17'7" into the bay x 10'2"

Smooth coved ceiling with a pendant light, picture rails, double-glazed window to the front with fitted plantation blinds, feature fireplace with a tiled hearth, real wood flooring, radiator.

Downstairs Shower Room

6'7" x 4'4"

Smooth ceiling, obscured double-glazed window to the side, wall-mounted Ideal Logic combination boiler, pedestal wash basin, low-level WC, shower with an electric power shower, fully tiled walls, tiled flooring.

Kitchen-Diner

17'1" x 12'3"

Smooth ceiling with inset spotlights, double-glazed Velux windows to the side, double-glazed windows to the rear overlooking the garden, double-glazed French doors to the side leading out to the garden, radiator. Modern gloss kitchen comprising of; wall and base level units with quartz worktops and upstands, two integrated Bosch oven and grills, integrated induction Neff hob with a Neff extractor fan above, space for a washing machine, space for a freezer, space for an American-style fridge freezer, space for a wine cooler, pan drawers, floor to ceiling storage units, wine rack, inset double stainless steel sink with draining grooves, breakfast bar area seating six, radiator, tiled flooring.

First Floor Landing

Smooth coved ceiling with a pendant light, loft hatch, picture rails, dado rails, real wood flooring.

Bedroom One

13'7" x 10'8"

Smooth coved ceiling with a pendant light, picture rails, double-glazed windows to the front with fitted plantation blinds, double-glazed window to the side with fitted plantation blinds (PLEASE NOTE: this window offers sea views), floor-to-ceiling fitted wardrobes, radiator, carpet.

Bedroom Two

11'5" x 11'4"

Smooth coved ceiling with a pendant light, double glazed windows to front with fitted plantation blinds, picture rails, radiator, carpet, range of fitted wardrobes.

Bedroom Three

11'8" x 10'1"

Smooth coved ceiling with a pendant light, picture rails, double-glazed window to the rear with fitted plantation blinds overlooking the garden, radiator, carpet, floor to ceiling fitted wardrobes.

Bedroom Four

10'8" x 10'0"

Smooth coved ceiling with a pendant light, picture rails, double-glazed window to the rear with fitted plantation blinds overlooking the garden, fitted wardrobes and built-in shelving, radiator, carpet.

Office

5'11" x 5'3"

Smooth coved ceiling with a pendant light, double-glazed windows to the front with fitted plantation blinds, radiator, real wood flooring.

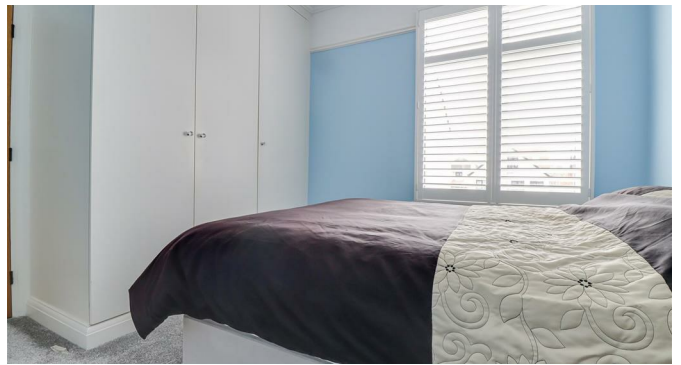
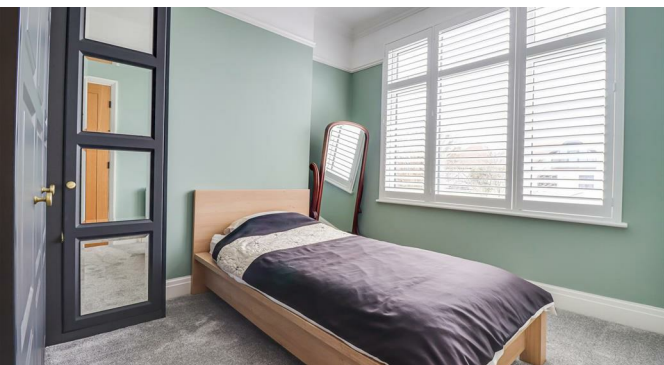
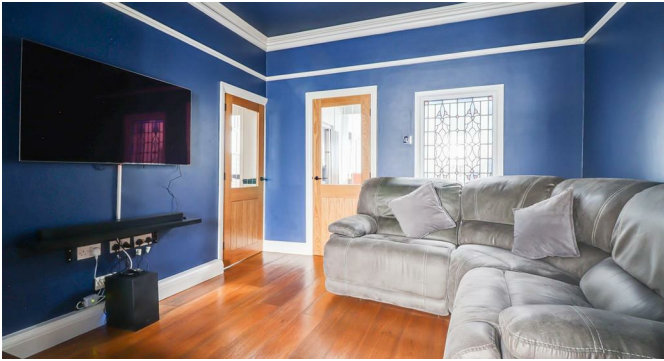
Family Bathroom

11'0" x 6'7"

Smooth ceiling, obscured double-glazed windows to the rear and side, wall-hung vanity unit wash basin, low-level WC, tiled bath with a shower over, wall light, extract fan, chrome heated towel rail, part tiled walls, tiled flooring.

Rear Garden

Commences with a raised patio area with the remainder laid to lawn, additional patio to the rear, garden shed, outside tap, outside lighting, side access back to the front driveway.



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Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC 60	80 EU Directive 2002/91/EC
England & Wales			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales			