



Highlands Boulevard | Leigh-On-Sea | SS9 3QY

Price Guide £1,500,000

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Estate Agents

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* £1,500,000- £1,700,000 * Boasting an impressive total of six bedrooms and four bathrooms, this new build home offers ample space for a large family or those who love to entertain. As you step inside, you are greeted by not one, not two, but three reception rooms, each offering a unique space for relaxation or social gatherings. The property exudes elegance and sophistication, with a tasteful finish that is sure to impress even the most discerning buyer. One of the highlights of this magnificent home is the south-west facing rear garden. Imagine spending sunny afternoons on the raised patio, overlooking the beautifully landscaped garden with its artificial lawn and charming outbuilding. It's the perfect spot for hosting summer barbecues or simply unwinding after a long day. Parking will never be an issue with space for up to seven vehicles, including a driveway for six large vehicles, an attached garage, and a separate utility room. Whether you have a growing car collection or simply enjoy having guests over, this property has you covered. With a total of almost 4,000 sq ft spread across three floors, this home offers a luxurious

- Huge new build home with tasteful finish across all three floors
- Driveway for six vehicles and an attached garage
- Downstairs boot room, plant room and gym
- Proudly sitting on Highlands Boulevard within a very sought after area
- Five bedrooms, four bathrooms and three reception rooms
- Impressive kitchen family room with dining and sitting areas plus separate utility room
- Landscaped, unoverlooked rear garden with raised patio and outbuilding
- Short stroll to Belfair's Woods and Golf Course

Frontage

Side access to rear garden, combined resin and artificial lawned driveway creating parking for six large vehicles, access to attached garage, access to:

Large 'L' Shaped Hallway

Smooth ceiling with inset spotlights, feature lighting over a feature wood panelled wall with built in shoe box storage, crittall glazed entrance door to the front, carpeted stairs to first floor with understairs storage, tiled flooring, floor to ceiling crittall glazed pocket doors to:

Lounge

24'1" x 15'4" into the bay > 11'5" (7.36m x 4.68m into the bay > 3.48m)
Smooth ceiling, fitted media wall with shelving and base level storage cupboards, crittall style double glazed windows to the front bay, obscured crittall double glazed window to the side, built in bookcase with shelving and base level storage units, tiled flooring.

Downstairs W/C

6'9" x 3'10" (2.07m x 1.17m)
Smooth ceiling with inset spotlights, extractor fan, part tiled walls with a tiled floor, vanity unit wash basin, low level w/c.



Gym

11'10" x 10'2" (3.63m x 3.11m)
Obscured double glazed windows to the side, smooth ceiling with inset spotlights, mirrored floor to ceiling panels, tiled flooring.

Bespoke Moylan's Kitchen Family Room

44'5" x 19'11" > 12'4" (13.55m x 6.08m > 3.78m)
Smooth ceiling, seating area which has a feature yellow stock brick wall, floor to ceiling double glazed sliding patio doors to the rear, set of double glazed sliding doors to the rear both leading out to the garden, inset spotlights, bespoke 'Moylans' kitchen comprises of; wall and base level units with quartz worktops and a centre island incorporating a breakfast bar and a large wine cooler, integrated 'Siemens' appliances which include a coffee machine, two double ovens, a steamer, two warming drawers, two pull out fridge draws, integrated fridge, integrated freezer, five ring gas hob with an extractor fan above, mirrored splashbacks, undercounter lighting, double inset sink with chrome mixer tap, pan drawers, double glazed windows to rear, two double glazed skylights, double glazed patio doors to side, fitted air conditioning unit, door to:

Utility Room

9'10" x 8'7" (3.02m x 2.62m)
Smooth ceiling with inset spotlights, built in base level and floor to ceiling units with a granite worktop, double glazed door to the side, double glazed window to the side, space for a washing machine, space for a tumble dryer, space for an overspill fridge freezer, tiled flooring.

Plant Room

9'1" x 5'2" (2.77m x 1.59m)
This room holds the UFH manifold and heating controls, the central hub for the internet, fuse boards, gas fired boiler, hot & cold boosted water tanks and a smart meter.

Boot Room

7'9" x 5'6" (2.38m x 1.70m)
Smooth ceiling, tiled flooring.

First Floor Landing

Smooth ceiling with inset spotlights, double glazed window to side, carpeted stairs to the top floor, radiator, carpet.

Bedroom Two

14'0" > 12'5" x 13'0" (4.29m > 3.80m x 3.98m)
Smooth ceiling, floor to ceiling double glazed windows to the front overlooking the Boulevard, carpet, modern vertical radiator, opening to:

Dressing Area

8'5" x 5'9" (2.58m x 1.77m)
Smooth ceiling with inset spotlights, floor to ceiling sliding door wardrobes, carpet, door to:

En-Suite Shower Room

8'4" x 4'5" (2.56m x 1.37m)
Smooth ceiling with inset spotlights, obscured double glazed window to the side, walk in shower with a rainfall head, vanity unit wash basin with a tiled splashback, low level w/c, part tiled walls, tiled floor, wall hung heated towel rail.

Bedroom Three

16'4" x 15'9" > 10'11" (4.98m x 4.81m > 3.35m)
Smooth ceiling, sliding door wardrobes, double glazed floor to ceiling windows to the rear overlooking the garden, modern vertical radiator, carpet, built in shelving, door to:

En-Suite Shower Room

8'5" x 4'5" (2.57m x 1.37m)
Smooth ceiling with inset spotlights, obscured double glazed windows to the side, walk in shower with a rainfall head and an inset shelf, vanity unit wash basin with a tiled splashback, low-level w/c, part tiled walls, tiled floor, wall hung heated towel rail.

Bedroom Four

15'1" x 12'7" (4.62m x 3.86m)
Smooth ceiling, floor to ceiling double glazed windows to the front, floor to ceiling built in sliding door wardrobes, inset shelving, modern vertical radiator, carpet.



Bedroom Five

12'7" x 9'9" (3.85m x 2.98m)

Smooth ceiling, floor to ceiling double glazed window to the rear, modern vertical radiator, carpet.

Second Floor Landing

15'0" x 11'5" (4.59m x 3.48m)

Smooth ceiling with double glazed Velux windows to the side and rear with fitted blinds, eaves storage, carpet, opening to:

Top Floor Lounge

20'9" x 12'0" (6.35m x 3.68m)

Smooth ceiling, double glazed Velux windows to the side with fitted blinds, the whole on this end has double glazed windows which give a floor to ceiling view down over the garden, eaves storage, fitted air conditioning unit, radiator.

Bedroom One

19'10" > 11'11" x 16'2" (6.07m > 3.65m x 4.93m)

Smooth ceiling with double glazed Velux windows to the side with fitted shutter blinds, floor to ceiling double glazed windows to the front overlooking Belfair's Woods and Highlands Boulevard, fitted air conditioning unit, fitted bedroom furniture including: floor to ceiling wardrobes, chest of drawers, a dressing table, wood panelled feature wall, eaves storage, wall hung radiator.

Top Floor Bathroom

10'3" x 7'10" (3.13m x 2.41m)

Smooth ceiling, double glazed Velux window to the side, large walk in shower with a rainfall head, free standing egg shell bath with a shower attachment, vanity wash basin, low level w/c, feature tiled walls with a tiled floor, feature wood effect panelled walls.

Unoverlooked Rear Garden

Commences with a raised patio area, remainder artificial lawned with established tree and shrub borders. Side access to front driveway, outside lighting, outside tap, power sockets, access to outbuilding with power and light.

Attached Garage

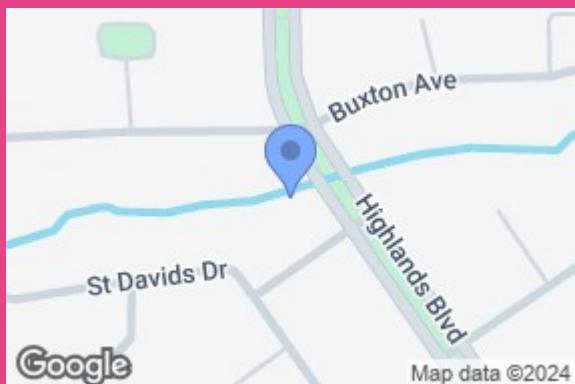
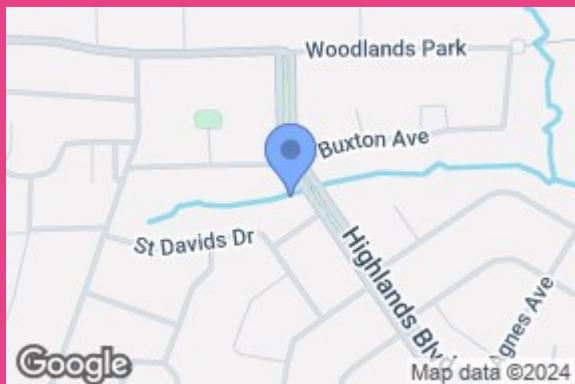
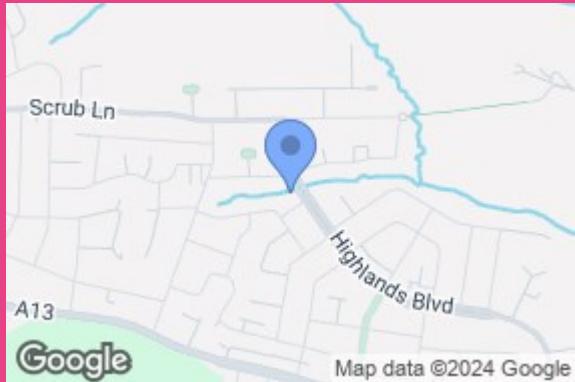
17'11" x 9'0" (5.47m x 2.75m)

Concrete base, power, light, electric up and over door to the front.

Agents Notes:

Agents Additional Notes: The property benefits from a thermostatically controlled & zoned, wet underfloor heating system throughout the entire ground floor area and finished with contemporary Marshall Bull 1200x1200mm porcelain tiles. Air conditioning units have been installed to the Kitchen, Bed 1 & Top Floor Lounge (Snug). The Top Floor Lounge (Snug) also benefits from a Solar Reflective film that reduces the solar gain by 80%. Boosted hot & cold water serves all bathrooms. 5G Ports and Wi-Fi has been fitted throughout. Electric controlled roller blinds have been fitted to the Lounge and Kitchen/Family Area with manual blinds fitted throughout the property. The roof is constructed with Artificial slates and aluminium fascia & gutters.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(31-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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