



**Lighthouse, Lighthouse, Cliff Parade, Leigh-on-Sea
Essex, SS9 1BB**

POA

appointmoor



Lighthouse, Lighthouse, Cliff Parade, Leigh-on-Sea Essex. SS9 1BB

POA Freehold

-
- Detached House with Stunning Sea Views
 - 9-10 Parking Spaces in the Heart of Leigh
 - Bespoke Fitted Study
 - Open Plan Bespoke Kitchen/Living Area
 - Double Garage, Off Street Parking & Turntable
 - Master Suite with Balcony, En-Suite & Dressing Room
 - Further 4 Bedrooms & 3 Bathrooms
 - South Facing Balconies & Terrace
 - Wine Cellar
 - Attractive Low Maintenance Gardens
-

Set in one of the most prestigious areas of Leigh-on-Sea this beautiful 5-bedroom detached home, originally built in 1895, has been lovingly transformed to create the amazing masterpiece it is today. With extensive views across the Estuary, this property is perfectly situated being just a short stroll away from the fashionable Leigh Broadway with its wide range of bars, restaurants and boutiques & picturesque fisherman town of Old Leigh. Chalkwell and Leigh stations are close by with a short commute directly to London.



General

The house has been renovated using the principles of a Passive Haus to a restored property resulting in a super-efficient yet warm home. Super insulated from top to bottom with PIR thermal foil type Celotex insulation boards and every floor is insulated between joists before the under-floor heating has been fitted. All the exterior walls are internally lined with a minimum 50mm PIR board.

The roof has a minimum 150mm and is of a warm roof design, insulated above the joists with TLX Gold Insulating Breather Membrane, then insulated between rafters with a minimum 50mm PIR board. Flat areas of the roof have a minimum 150mm PIR Insulation.

Insulation levels combined with the glazing system, MVHR air system and B&G Concept 760 Green log burner mean the house is as near to the European Passive Haus building standard as is practical with an old home renovation. Ultimately the Passive Haus approach to renovation has resulted in minimal energy costs. Electric bills less than £25 a month including cooking and car charging! Gas bills are less than £1500 per year.

Making the house super energy efficient is the mechanic ventilation system featured in all the rooms. Warm air is recovered from heat generating rooms such as bathrooms, the kitchen, utility and study log burner then taken down to the basement unit where up to 85% of the heat is recovered before the air is vented out. This recovered heat is then used to heat the fresh air being pumped in to circulate throughout the property.

The underfloor central heating system is heated by the gas boiler. Each room has an individual thermostat which is network linked to the central control allowing for every room to be heated to its own requirements. In turn the thermostats are connected to a home automation system which is detailed below. In the shower rooms there are electric floor heating mats directly under the shower areas which apply extra heat ensuring comfort and quick drying.

All of the windows are fitted with Internorm Home pure timber & aluminium composite quadruple glazing which is white spruce internally and grey aluminium externally. The glazing has a triple gasket feature for sun and privacy protection, sound and thermal insulation and between the outer panes blinds have been fitted which are electronically controlled by the home automation system. All of the opening units tilt and turn; tilt for ventilation or turn inwards for full opening and easy cleaning access. Made by Internorm of Germany they feature levels of insulation suitable for alpine locations up to 1000m which is perfectly suited to a seaside location. The front and back doors are made by Internorm sister company Schuco, these offer the highest levels of insulation and security.

Specifically designed for Passive Haus applications the unit is vented from outside of the room to within the fire box only. Using the built-in fans to draw air from the room, pass it around the fire box and release back into the room this results in maximum heat gain. Once warmed up this can be adjusted to a very slow burn and retaining the

overnight burn in combination with the house MVHR system means that effectively the whole house can be heated with heat generated by the burner.

Collingwood LED low energy and dimmable lighting is fitted inside and out of the whole property, resulting in super low energy bills. The lights are wired in zones linked to the central home automation system allowing for practically unlimited mood lighting options.

A Beam central vacuum is housed in the cellar. There are hose points on each floor and plinth extraction in the kitchen.

A Control4 system has been designed and installed by Rayleigh Hifi. The main features are;

- Electric blinds to all windows/rooms
- All lights are controlled, and multiple mood lighting can be achieved
- Outside lighting is controlled by camera zone activation
- Underfloor heating to all rooms is controlled
- The home alarm is integrated, garage door, electric car park turn table and gate are controlled
- Cellar AV racks house all controls, network cabling to all rooms including bedrooms, Wi-Fi network inside and to rear outside
- Audio to built in ceiling speakers in family room, kitchen, study and master bedroom
- Televisions centrally controlled by the system including Apple TV and distributed to all main rooms and bedrooms
- Concealed mirror television to study
- 5 smart pads to control all, Mobil telephone, and Apple watch system control,
- Ability to control practically all electrics above from anywhere in the world.

A fully monitored alarm system is fitted as you would expect. A security camera system monitors the outside of the house by means of 9 outside cameras. These cameras can be monitored from your mobile phone anywhere in the world.

Designed by Martin Oakley the charming bespoke hand painted study has feature cherry panelling inside cabinets and bookcases. All of the bookcases are illuminated, the window box seating has internal storage and there is an ample pull out lateral filing system. A bespoke cherry desk matches the panelling and could be included with the sale if required. Martin Oakley is revered in London for fitted studies. His design was hand made by Barn6 joinery who are master craftsmen and have been creating Martin Oakley designs for many years. Uninterrupted sea views from the study make for an idyllic home office environment.

Externally - Front

Drive into the front area which has 3 parking spaces & a BMW fast charge point. A luxury artificial low maintenance grass area leads up to a stunning paved terrace with views across the Estuary. Paved steps to the side lead to the side entrance to the house and a gated entrance to the rear.

Ground Floor

Schuco fully glazed doors lead into a good sized entrance lobby and a further door leads into the impressive tiled hallway. On the ground floor doors lead off to the double fronted elegant bespoke panelled study/living area with direct access to the terrace. Plenty of storage space can be found in the fitted under stairs cupboards, and just along from these is the spacious boiler utility room complete with drying racks and fitted units.

Along the hallway is a good sized second study which can also be used as a further bedroom. There are two additional bedrooms to this floor with views to the low maintenance rear garden, and two bathrooms.

A rear exit leads out to the paved and artificial grass areas, and there is access from the rear lobby down to the basement wine cellar, storage and main control system for the property.

Stairs lead up to the first and second floors.

First Floor

The first floor showcases an amazing open plan entertaining area. The bespoke fitted kitchen opens into a dining area seating 12-16 and on to a large comfortable lounge with a full width balcony across offering views on a clear day from the Pier to Canary Wharf! Additionally on this floor is a guest bedroom with shower room.

Kitchen

The stunning Siematic kitchen is designed by Paul Newman and fitted with Gaggenau, Bora and Sub Zero appliances. Included are;

A Sub Zero professional fridge freezer with ice drawer

Two built in ovens plus combination steam oven and two warming drawers

Built in microwave combination oven

Integrated dishwasher

Integrated wine cooler

Two Bora induction hobs and Bora Teppen pan hob with Bora professional worktop vents

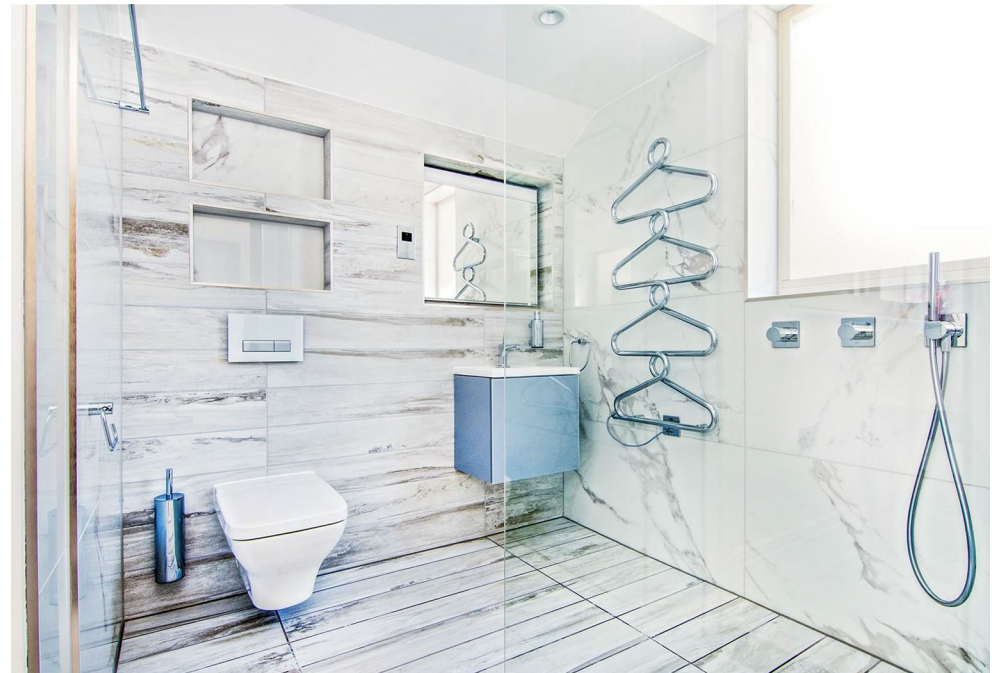
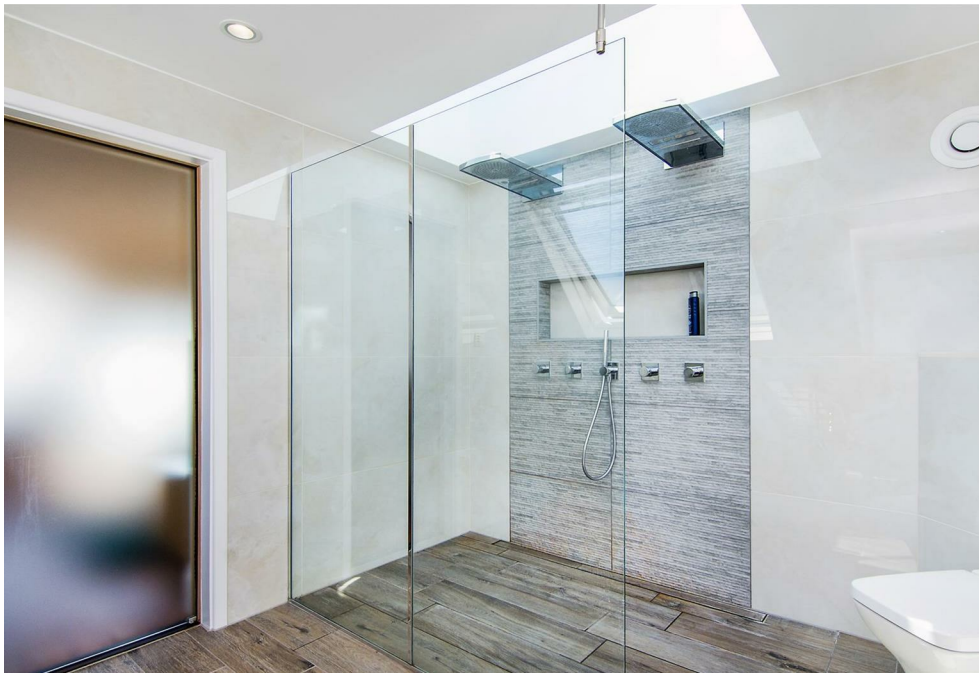
Zip tap with boiling, chilled & sparkling water modes

Second Floor

Stairs up to the second floor lead onto the impressive master suite. The bedroom leads out onto a beautiful private south facing balcony with amazing views and there is a cosy circular hot tub tucked into a corner of the suite. There is a large walk in dressing room complete with fitted shelves & rails and a feature sky lantern, and an en-suite with double rain head shower and double sink.

Externally - Rear

Leading out onto the rear garden there are paved terrace and low maintenance artificial grass areas with steps leading up to the secure parking and double garage. With plenty of parking for 6-8 cars, this area is fully enclosed and features a turntable and BMW fast charge point. All external areas are covered by the high specification security system including 9 outside cameras that can be monitored worldwide, and external lighting.



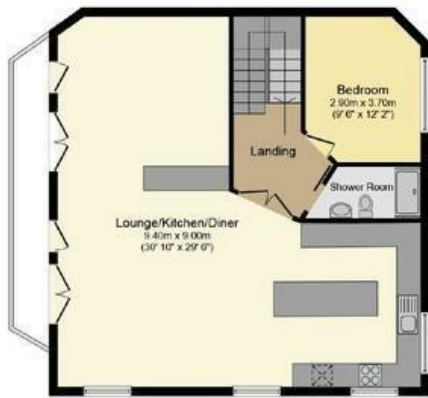




Cellar



Ground Floor



First Floor



Second Floor

Total floor area 293.0 sq. m. (3,154 sq. ft.) approx.

DRAFT PARTICULARS AWAITING APPROVAL

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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		
	66	71
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		
	62	66
England & Wales	EU Directive 2002/91/EC	

72 The Ridgeway
Chalkwell, Westcliff-on-Sea
Essex , SS0 8NU

01702 719 966
www.appointmoor.co.uk

appointmoor