



# FOR SALE

**Cliff Road,  
Leigh-On-Sea SS9 1HJ**

**Offers In Excess Of £925,000   Freehold   Council Tax Band - E**

**1646.88 sq ft**

- Stunning Four Double Bedroom Family Home
- Elegant Living Room With Striking Fireplace Feature
- Cozy Snug Area Perfect For Relaxing Evenings
- Modern Kitchen/Breakfast Room With Integrated Appliances
- Every Bedroom Features Built-In Wardrobes
- Fully Tiled Bathroom With Rainfall Shower & Marble Design
- Stylishly Tiered Garden With Patio & Lawn
- Sea Views From The Principal Bedroom Window
- Study Area Ideal For Home Working Or Ensuite Potential
- Prime Leigh-On-Sea Location Near Beach & Chalkwell Station

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

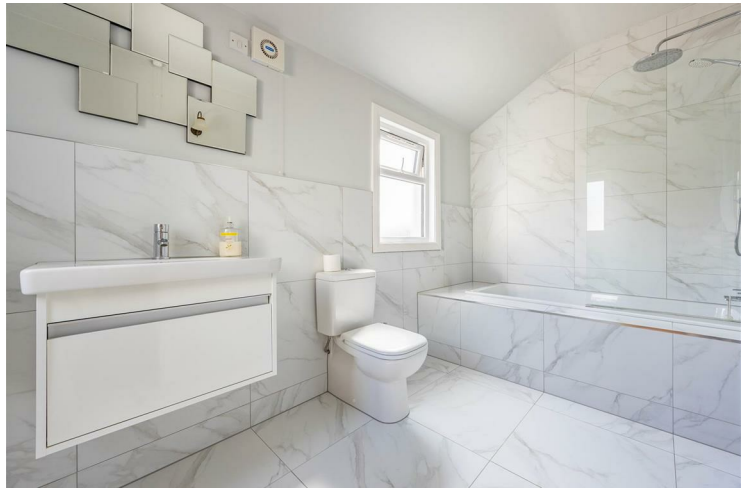
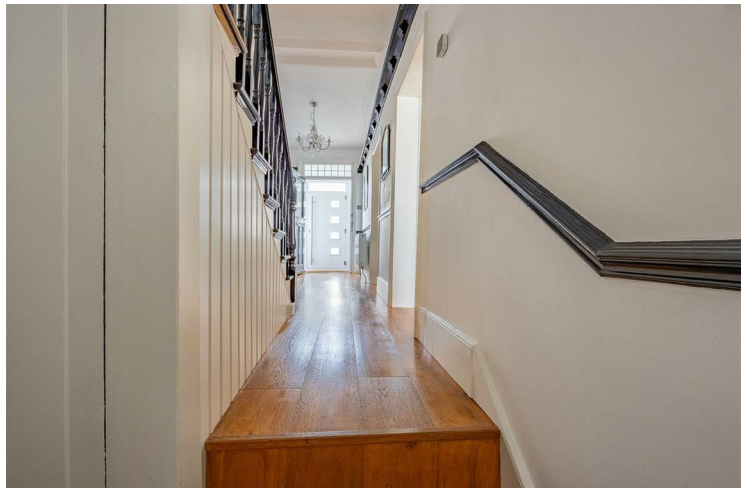
A spacious and stylishly presented family home, boasting four double bedrooms, three elegant reception rooms, and a high-spec modern kitchen. Traditional features meet contemporary comforts across the home, with glass fireplaces, sophisticated coving, and elegant lighting fixtures creating a truly unique ambiance. Every detail is designed for both luxurious living and everyday practicality.

Immaculately presented from the curb to the garden, the exterior features a black and white modern façade with off-street parking for two cars. The rear garden spans multiple levels, including a patio area for outdoor seating and a lower lawned section where your children can enjoy playing on sunny days.

Nestled in the heart of Leigh-on-Sea, this property provides unbeatable access to coastal living, commuter routes, and vibrant local life. A short walk to Chalkwell Station and Leigh Broadway, plus nearby green spaces like Chalkwell Park, make this a dream setting for families, professionals, and those seeking the best of seaside town living.









Measurements

- Entrance Hall
- 20'11 x 4'11 (6.40m x 1.50m)
- Lounge
- 11'5" x 13'1" (3.50m x 4.01m)
- Living Room
- 10'2" x 15'4" (3.10m x 4.67m)
- Dining Room
- 10'2 x 12'5 (3.10m x 3.79m)
- Snug
- 11'5 x 9'10 (3.50m x 3.00m)
- Kitchen/Breakfast Room
- 12'1 x 15'1 (3.70m x 4.60m)
- Shower Room
- 4'3 x 6'6 (1.30m x 1.98m)
- Bedroom 1
- 10'2 x 13'1 (3.10m x 4.01m)
- Bedroom 2
- 11'5 x 11'1 (3.50m x 3.40m)
- Bedroom 3
- 11'5 x 9'10 (3.50m x 3.00m)
- Bedroom 4
- 10'2 x 9'10 (3.10m x 3.00m)
- Bathroom
- 10'9 x 6'6 (3.30m x 2.00m)
- Study
- 4'11 x 5'8 (1.50m x 1.73m)
- Landing
- 4'11 x 15'3 (1.50m x 4.67m)

Ground Floor

From the moment you step into the generous entrance hallway, this home reveals it's sense of space, character, and charm. The porch welcomes you before leading into a beautifully hall, where traditional elegance meets modern comfort. To the left, the formal living room boasts a striking fireplace feature, ideal for entertaining or relaxing in style. Continue on to the stunning dining room, where natural light pours through generous windows and double doors that open directly onto the patio, creating the perfect ambience for dinner parties or family gatherings. Further down the hallway, a stylish downstairs shower room adds functionality, complete with a sleek shower, W/C, and hand basin. On the opposite side of the hall lies an opulent lounge, enriched by a unique glass fireplace, refined coving, and luxurious lighting fixtures. From here, step seamlessly into the cozy snug area, a comforting retreat for quiet evenings or casual lounging. This area leads into the ultra-modern kitchen/breakfast room, featuring sleek grey and white cabinetry,

under-cabinet lighting, integrated appliances, and a seamless induction hob, all overlooking the rear garden for a refreshing breakfast view round the island.

First Floor

Ascending the staircase, the home continues to impress with thoughtful design and spatial generosity. To the right, the main family bathroom offers indulgent relaxation, fully tiled in a sophisticated white and grey marble effect, and featuring a bath with overhead rainfall shower, W/C, and hand basin. Bedroom 4 comes next, a stylish double room with built-in wardrobes, followed by the largest bedroom, bedroom 1, which enjoys dual built-in wardrobes and a sea view from one of its light-filled windows. Adjacent is a flexible study area, ideal for remote working or potentially transforming into an en-suite to bedroom 1 if desired. Across the landing are two further double bedrooms, each complete with built-in wardrobes. With all four bedrooms being generous doubles, this home effortlessly accommodates a growing family or those needing additional guest or hobby rooms.

Exterior

The exterior of this home perfectly complements the elegance within. The front is fully paved with bricked boundaries, offering convenient off-street parking for two vehicles. The home features a contemporary black-and-white finish that adds a modern curb appeal. To the rear, the garden is cleverly tiered, offering a stylish paved patio ideal for al fresco dining, with steps leading down to a lawn. Pathways wind their way to a handy shed at the back—perfect for additional storage or hobby use, creating a versatile outdoor space for all seasons.

Location

Located in the ever-desirable area of Leigh-on-Sea, this property is a true coastal gem. Just a short stroll from the beach and within walking distance of Chalkwell Train Station, commuting and seaside living blend effortlessly. Excellent bus links are also nearby, along with Chalkwell Park for tranquil walks or play. Moments away lies the vibrant Leigh Broadway, buzzing with boutique shops, fine restaurants, and lively bars. Whether you seek coastal calm, city access, or a lively social scene, this home offers it all in one enviable location.

School Catchments

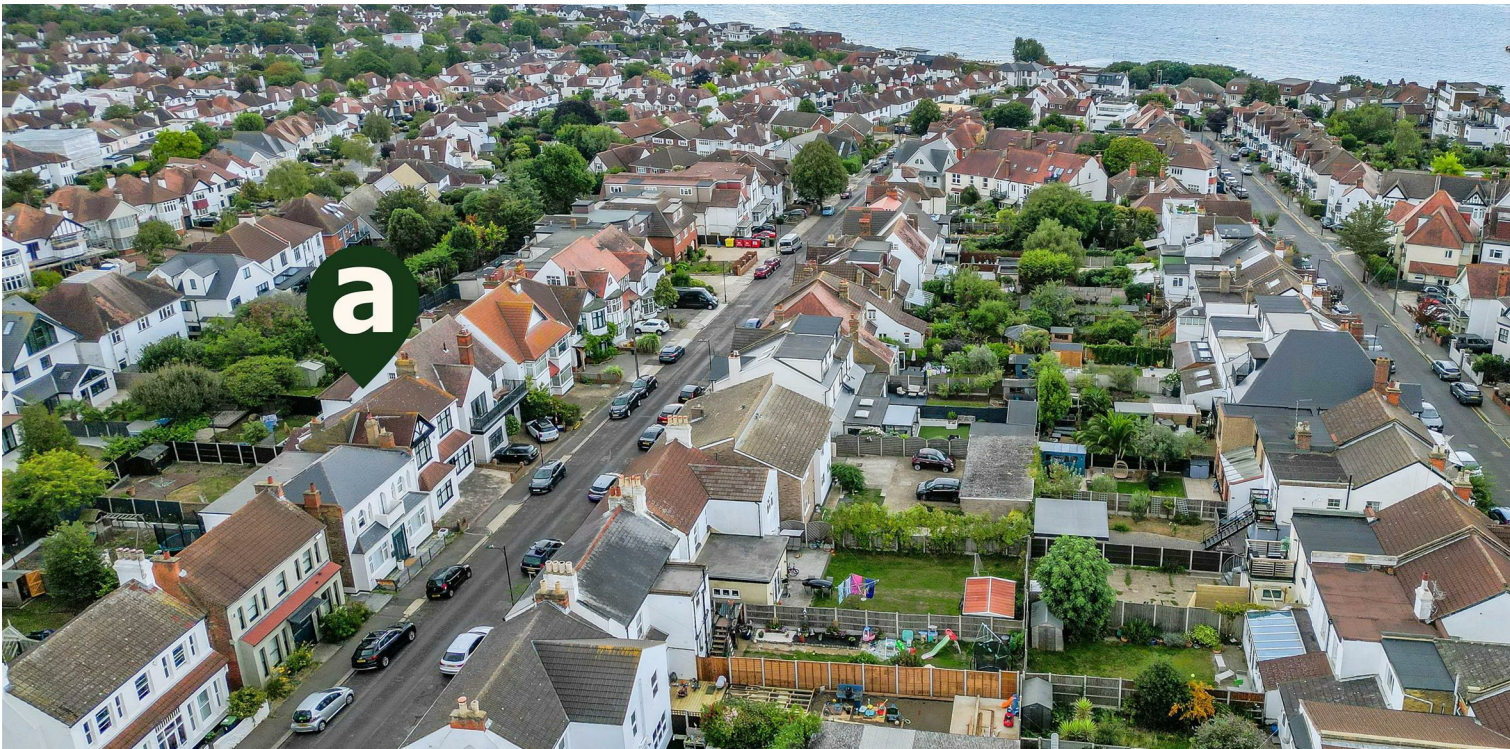
Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

Tenure

Freehold









GROUND FLOOR

1ST FLOOR



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 appliances shown 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		
(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	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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