

**SCOTT &
STAPLETON**

HIGHCLIFF DRIVE
Leigh-On-Sea, SS9 1DQ
£1,000,000





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This magnificent property has been extremely well maintained by the present vendors and offers 'turn key' living of the highest standards.

The huge accommodation includes a large welcoming entrance hall, 3 large reception rooms, modern fitted kitchen & ground floor cloakroom. Upstairs are 5 double bedrooms & 2 luxury fitted bathrooms.

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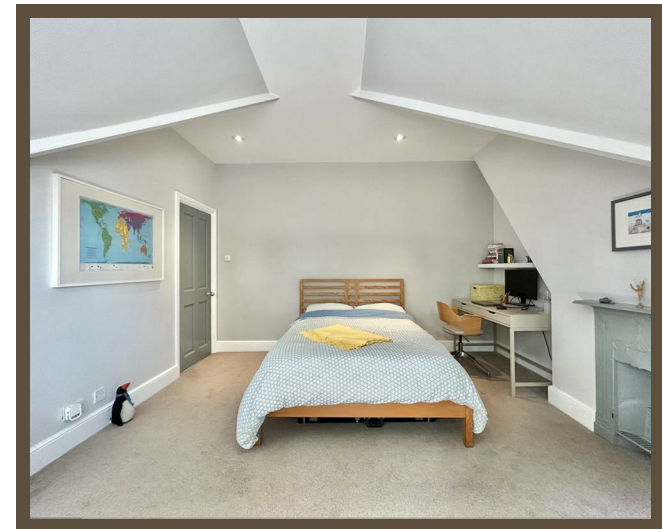
The huge accommodation includes a large welcoming entrance hall, 3 large reception rooms, modern fitted kitchen & ground floor cloakroom. Upstairs are 5 double bedrooms & 2 luxury fitted bathrooms.

Externally the property benefits from the rare addition of off street parking to the front and a sunny, west facing rear garden extending to approx. 60'.

Located in a sought after location the property is within easy walking distance of local amenities including Chalkwell station, Leigh Broadway & seafront and is within the popular Chalkwell schools catchment area.

A unique opportunity to purchase a fantastic and enormous family home in excellent condition and located in a sought after location. Can only be fully appreciated with an early internal inspection.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.



Accommodation comprises

Original wooden double entrance doors with feature stained lead light insets, leading to entrance hall.

Entrance Hall

5.2 x 3.3 increasing to 3.9 (17'0" x 10'9" increasing to 12'9")
Grand, welcoming entrance hall with double glazed corner window to front & side. Stairs to first floor with understairs storage, wooden flooring, 2 cast iron radiators, coved ceiling with ceiling spotlights. Panelled doors with feature stained lead light insets to all rooms.

Lounge

4.9 x 4.7 (16'0" x 15'5")
Original Sash bay window to front. Feature fireplace with wooden mantle & slate hearth, cast iron radiator, picture rail, coved ceiling with ceiling rose.

Sitting room

4.8 x 4.1 (15'8" x 13'5")
Double glazed French doors with adjacent double glazed windows to rear on to garden. Feature fireplace with wooden mantle & slate hearth, cast iron radiator, coved ceiling with ceiling rose.

Kitchen

3.9 x 3.6 (12'9" x 11'9")
Double glazed sash windows to side. Luxury range of full height white high gloss units to one wall affording a great deal of storage plus matching base units. Integrated appliances including electric oven, matching microwave/combi oven, 5 ring gas hob, dishwasher, freezer & full height fridge. Granite worktops with matching upstand, inset stainless steel sink with mixer tap, part wooden, part tiled floor, radiator. Opening in to dining room.

Dining room

5 x 3.4 (16'4" x 11'1")
Large bi-folding doors to rear & side. Wooden flooring, 2 cast iron radiators, large fitted larder cupboard, ceiling spotlights.

Ground floor cloakroom

3.4 x 0.7 (11'1" x 2'3")
Double glazed windows to rear & side. Luxury white suite comprising of low level WC & wall mounted wash hand basin with mixer tap. Tiled floor, part tiled walls, cast iron radiator.

First floor landing

4.1 x 2.9 (13'5" x 9'6")
Large bright landing with double glazed window to side. Stairs to second floor with understairs storage, double radiator. Panelled doors to all rooms.

Bedroom 1

5 x 4.8 (16'4" x 15'8")
Original sash bay window to front. Open fireplace with slate hearth, cast iron radiator, coved ceiling.

Bedroom 2

4.7 x 4 (15'5" x 13'1")
Double glazed sash windows to rear. Open fireplace with slate hearth, cast iron radiator, coved ceiling.

Bedroom 3

3.9 x 3.3 (12'9" x 10'9")
Double glazed corner window to front & side. Half double glazed door on to balcony. Wooden flooring, range of built in full height storage cupboards to one wall, vertical radiator, ceiling spotlights.

Bathroom

2.5 x 1.6 (8'2" x 5'2")
Double glazed window to side. Luxury white suite comprising of large panelled bath with shower over, low level WC & wall mounted wash hand basin with mixer tap. tiled floor, part tiled walls, heated towel rail, fitted mirrored cupboard, ceiling spotlights, extractor fan.

Half landing

Double glazed window to rear, fitted cupboard leading to large loft.

Second floor landing

4.1 x 1.5 (13'5" x 4'11")
Velux style window to rear. Fitted storage cupboard, radiator. Panelled doors to all rooms.

Bedroom 4

4.4 x 3.7 (14'5" x 12'1")
Part double glazed door front on to balcony with adjacent double glazed windows. Feature cast iron fireplace, large fitted wardrobes to eaves, 2 double radiators, ceiling spotlights.

Bedroom 5

4.3 x 3.6 (14'1" x 11'9")
Double glazed windows to rear. Feature cast iron fireplace, double radiator, ceiling spotlights.

Shower room

3.9 x 0.7 (12'9" x 2'3")
Velux style window to side. Luxury suite comprising of double shower cubicle, low level WC & wall mounted wash hand basin with mixer tap. Part tiled walls, wooden flooring, heated towel rail.

Laundry room

1.5 x 1.3 (4'11" x 4'3")
Spaces for washing machine, tumble dryer & shelving. Fitted eaves storage cupboard, radiator.

Front garden

Block paved hardstanding providing off street parking for 1 car leading to garage. Original Terrazzo flooring leading to covered porch & double entrance doors. Brick retaining wall to front boundary, mature trees & shrubs.

Garage

Attached single garage with double doors to front & courtesy door to rear.

Rear garden

Large, sunny, west backing rear garden extending to approx. 60' x 35' commencing with large decked patio & further stone sitting area, remainder laid to well tended lawn with mature shrubs & flowers and a number of specimen strees including Fig, Olive & Silver Birches. fully fenced, large wooden shed, outside tap & lighting. Pedestrian access to front & rear.

