

**SCOTT &
STAPLETON**

CLIFF PARADE
Leigh-On-Sea, SS9 1BB
£1,400,000





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A truly unique opportunity to purchase a 'forever' home this stunning property is approached via the impressive road frontage with off street parking for numerous vehicles with steps leading up to the south facing sun terrace. The delightful interior includes a modern open plan layout with lounge, sitting & dining area's plus a large recently fitted kitchen/family room with utility & ground floor cloakroom.

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the first floor boasts a full with balcony with stunning views, large master bedroom with en suite, 2 further bedrooms & spacious 4 piece family bathroom. The vendor also informs us that there is current planning permission for a large loft conversion to include another large bedroom, balcony, dressing room & en suite.

Situated in this stunning location the property is still convenient for all amenities within walking distance including Chalkwell station, seafront & the bustling Leigh Broadway.

Offered with vacant possession & no onward chain, this is a brilliant opportunity to purchase a landmark Leigh house. An early internal inspection is strongly advised.



Accommodation comprises

Original grand wooden entrance door with obscure glazed insets leading to porch.

Entrance porch

1.30m x 1.30m (4'3 x 4'3)

Welcoming entrance with original coloured tiled walls & black & white chequered tiled floor. Further grand wooden door with glazed insets to ground floor accommodation.

Fabulous open plan ground floor

9.07m x 9.19m max (29'9 x 30'2 max)

Entrance hall

7.24m x 1.70m (23'9 x 5'7)

Stairs to first floor with understairs storage cupboards. Half wood panelled walls, picture rail, ceiling rose, wooden flooring. Open plan to living areas.

Lounge/diner

9.35m x 3.68m reducing to 3.68m (30'8 x 12'1 reducing to 12'1)

Full height bay window to front with fabulous views & fitted Plantation style shutters. Two feature stone fireplaces with open fires, marble back & hearths, wooden flooring, original high skirting boards, picture rail, ornate cornicing, ceiling roses, tow cast iron radiators.

Sitting room

5.03m x 3.71m (16'6 x 12'2)

Full height bay window to front with estuary views and fitted Plantation style shutters. Feature Victorian fireplace with large wooden mantle, cast iron back with inset tiles & slate hearth, built in cupboards, wooden flooring, dado rail, coved ceiling, ceiling rose, cast iron radiator.

Snug

4.04m x 3.51m (13'3 x 11'6)

Window to side. Wood flooring, built in storage including mirror fronted cupboards, picture rail, ceiling rose, glazed door to kitchen/family room.

Kitchen/family room

7.16m x 3.84m increasing to 5.26m (23'6 x 12'7 increasing to 17'3)

Bright room with window to rear, glazed French doors with adjacent full height windows to rear & two roof lanterns. Fitted Shaker style units with large gas range cooker, spaces for dishwasher & fridge/freezer. Marble worktops with large double sink unit, matching drainer & mixer tap, laminate flooring, ceiling spotlights, radiator. Door to utility room.

Utility room

2.84m x 2.06m (9'4 x 6'9)

Range of Shaker style base & eye level units with marble worktop & double sink unit with matching drainer & mixer tap. Large laundry cupboard with boiler (not tested), hot water tank & space for washing machine, laminate flooring. Door to ground floor cloakroom.

Ground floor cloakroom

1.93m x 1.27m (6'4 x 4'2)

Obscure glazed window to side. white suite comprising of low level WC & wash hand basin in vanity unit. Cast iron radiator, wood panelled walls, laminate flooring.

First floor landing

5.51m x 1.65m (18'1 x 5'5)

Large picture window to rear with feature stained lead light window above. Half wood panelled walls, coved ceiling, cast iron radiator.

Master bedroom

4.80m x 3.45m (15'9 x 11'4)

Full height bay window to front with stunning estuary views & fitted Plantation style shutters. Three quarter wood panelled walls, picture rail, coved ceiling ceiling rose, cast iron radiator, fitted cupboards. Open plan in to dressing area.

Dressing area

2.79m x 2.62m (9'2 x 8'7)

Full height glazed door on to balcony with fitted Plantation style shutters. Range of fitted wardrobes to two walls.

Balcony

9.14m x 1.52m approx (30' x 5' approx)

South facing with far reaching uninterrupted estuary views. Wooden balustrade.

En suite

3.99m x 1.75m increasing to 2.49m (13'1 x 5'9 increasing to 8'2)

Window to rear. White suite comprising of double shower cubicle, wash hand basin with mixer tap & low level WC. Fitted cupboard & large fitted linen cupboard, wood flooring, fully tiled walls, ceiling spotlights, loft access.

Bedroom 2

4.47m x 3.56m (14'8 x 11'8)

Window to front with estuary views & fitted Plantation shutters. Fitted wardrobes to one wall, three quarter wood panelled walls, picture rail, coved ceiling with ceiling rose, cast iron radiator. Internal door to family bathroom.

Bedroom 3

3.10m x 1.91m (10'2 x 6'3)

Window to rear. Picture rail, cast iron radiator.

Family bathroom

4.04m x 3.51m (13'3 x 11'6)

Impressive room with window to rear. White suite comprising of freestanding cast iron roll top bath with mixer tap & ball & claw feet, double shower cubicle, low level WC & wash hand basin. Heated towel rail, fitted cupboards, dado rail, picture rail, ceiling rose.

N.B

The vendor informs us that there is current planning permission for an impressive loft conversion providing a further large double bedroom, south facing balcony, en suite & dressing room. Plans are available to inspect if required.

Front garden

The property is set well back from the road with an impressive frontage of approx. 80' x 40' with huge block paved driveway providing off street parking for numerous vehicles. There are central stone steps leading up to the sun terrace and entrance door plus pedestrian access to the rear.

Sun terrace

8.23m x 3.28m (27' x 10'9)

Elevated stone terrace with wooden balustrade & estuary views. Ample room for al fresco dining or sundowners.

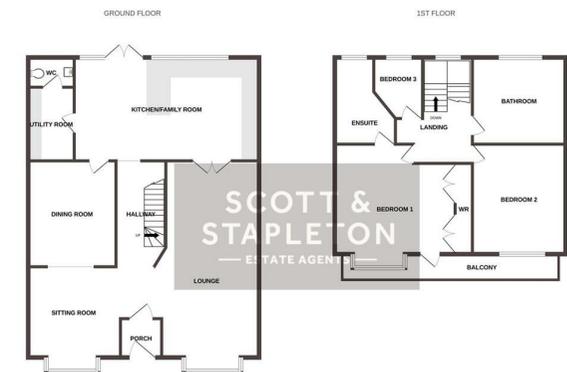
Rear garden

Large, low maintenance courtyard style rear garden extending to approx. 45' x 40' with raised timber pavilion to the rear with bandstand and slate roof, further timber dining pergola with slate roof. outside lighting & tap.

Garden room/home office

3.28m x 2.79m (10'9 x 9'2)

Useful room with glazed french doors & further window. Power & light.



While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling and depth may be approximate and responsibility lies with the recipient, purchaser or tenant. This plan is for general purposes only and should not be used for any professional purposes. The agency is not responsible for errors and omissions and does not warrant the accuracy of the information. May 2018 Version 1.0/20

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	

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	