



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

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**Call to arrange your viewing today  
01702 710555**



**Western Road, Leigh-On-Sea  
£1,500,000**

*Turner Sales are privileged to bring to the market this stunning extended detached family home situated on the ever popular Marine Estate. The property offers a fantastic mix of period and modern features and is spread over three floors. Boasting four double bedrooms, three reception rooms, extended 21ft open plan kitchen/breakfast room, off street parking for multiple vehicles via in and out driveway. The house also has a beautiful large south backing garden. To fully appreciate what this property has to offer, please call 01702 710 555*



Smooth ceiling with cornice coving, built in wardrobes and storage cupboards, sash bay window to front, cast iron wall mounted radiator, exposed wooden floorboards.

Second Bedroom 14'8 x 11'2 (4.47m x 3.40m)  
Double glazed sash bay window to rear, smooth ceiling with cornice coving, built in wardrobes and storage cupboards, ceiling light with fan, cast iron wall mounted radiator, exposed wooden floorboards.

Bathroom 11'9 x 5'9 (3.58m x 1.75m)  
Fitted with a modern white four piece bathroom comprising tiled bath with mixer tap, wash hand basin with mixer tap in vanity unit, double shower cubicle with rainfall shower over, low level w/c with push button, smooth ceiling with inset spotlights and coving, obscure window to rear, tiled wall and flooring, chrome heated towel rail.

Second Floor  
Carpeted stairs leading to second floor with Velux Window to rear.

Primary Bedroom 17'1 x 15'2 (5.21m x 4.62m)  
Three double glazed tilt Velux windows to rear with sea glimpses that fully open out giving a balcony feel, further double glazed Velux to front, fitted wardrobes and storage to one wall, smooth ceiling with inset spotlights, eaves storage, wall mounted radiator, carpet laid to floor, door leading to...

Walk-In Wardrobe 6'5 x 5'9 (1.96m x 1.75m)  
Built in wardrobes and storage cupboards, double glazed Velux to front, carpet laid to floor, door to...

En-Suite 9'5 x 6'3 (2.87m x 1.91m)  
Fitted with a three piece suite comprising shower cubicle with rainfall shower over, wash hand basin with mixer tap in vanity unit, low level w/c with push button, wall mounted chrome heated towel rail, smooth ceiling with inset spotlights, extractor fan, double glazed Velux window to rear, tiled flooring.

Rear Garden  
Beautiful south backing garden commencing with large slabbed patio area with remainder laid to lawn, established shrubbery, trees and flowers, fence to all boundaries, side access leading to front of property

Front Garden  
Paved, allowing off street parking for multiple cars with an in and out driveway.



## Main Features

- Four Bedrooms
- Extended Detached
- Large Modern Kitchen
- Beautiful Period Features
- In and Out Driveway For Multiple Vehicles
- Stunning South Backing Garden
- Walking Distance to Mainline Station, Leigh Broadway, Seafront and Schools

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Entrance  
Via double glazed feature glass front door leading to...

Hallway  
Cornice coving to ceiling, double glazed window to front, wooden staircase with carpet runner leading to first floor, under stairs storage cupboard, tiled flooring, doors to accommodation including...

W/C 8'4 x 2'9 (2.54m x 0.84m)  
Fitted with a modern white two piece suite comprising wash hand basin in vanity unit with mixer tap and low level w/c with push button, chrome heated towel rail, wall mounted mirror with lighting, smooth ceiling with inset spotlights, extractor fan, half tiled walls and tiled flooring.

Lounge 24'3 x 14'7 (7.39m x 4.45m)  
Smooth ceiling with inset spotlights and cornice coving to ceiling, double glazed sash bay window to front with wall mounted radiator, further wall mounted radiator, double glazed bi-fold doors to rear garden, exposed wooden floorboards.

Dining Room 14'7 x 12'2 (4.45m x 3.71m)  
Double glazed sash bay window to front, smooth ceiling with cornice coving and ceiling rose, feature recess arch, exposed wooden floorboards, wall mounted radiator.

Snug 13'1 x 14'8 (3.99m x 4.47m)  
Smooth ceiling with cornice coving, double glazed sash bay window to rear, wall mounted radiator, log burner, carpet laid to floor.

Kitchen/Breakfast Area 20'9 x 15'5 (6.32m x 4.70m)  
Fitted with modern hi-gloss matching wall and base units with frosted glass storage cupboards, granite work tops, inset double sink and drainers, space for 'Stoves' oven with 'Belling' extractor over, space for dish washer, built in 'Meile' coffee machine, built in 'Stoves' microwave, space for 'American Style' fridge freezer, smooth ceiling with inset spotlights and three Velux skylights, tiled flooring, wall mounted radiator, space for eight seater table and chairs, double glazed sash windows to rear, double glazed door leading to rear garden, tiled flooring.

First Floor Landing 10'0 x 16'0 (3.05m x 4.88m)  
Smooth ceiling, double glazed sash window to rear, cast iron wall mounted radiator, carpet laid to floor, space for desk and office area, doors to accommodation.

Fourth Bedroom  
Smooth ceiling with cornice coving, sash windows to front, wall mounted radiator.

Third Bedroom 10'7 x 14'6 (3.23m x 4.42m)

