



Brown & Brand



Leigh Hall Road
Leigh-on-Sea, SS9 1QY

Five bedroom family home

Stunning Kitchen/diner/family room

Lounge to front with Log burner

Close to Leigh Broadway and station

Guide Price

£575,000-600,000





Property Description

Situated in a sought-after location just a stone's throw from Leigh Broadway, this immaculately presented 5-bedroom family home has been beautifully upgraded by the current owners. Offering a spacious and contemporary living space, this property is perfect for modern family life. The accommodation begins with a welcoming entrance hall leading to a bright and airy lounge to the front, complete with a charming log burner-ideal for cozy evenings. The ground floor also benefits from a convenient WC and a generous kitchen/diner/family room. This open-plan space is the heart of the home, offering ample room for family meals and entertaining. Double doors open out to a low-maintenance rear garden, providing the perfect spot for outdoor relaxation. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, all finished to a high standard. The top floor features two additional bedrooms, offering flexibility for growing families, guests, or home offices. A stylish shower room serves this level, ensuring comfort and convenience. To the front, there is parking space for two cars, while the rear garden has been designed for low maintenance, making it easy to enjoy your outdoor space with minimal upkeep. With its excellent location, generous accommodation, and modern improvements, this family home offers a rare opportunity to live in one of the most desirable areas close to all the amenities Leigh Broadway has to offer.



ACCOMMODATION COMPRISES

Approached via hard wood door giving access to:

ENTRANCE PORCH

Tiled flooring, smooth plastered ceiling, further door giving access to:

ENTRANCE

Tiled flooring, radiator, plate rail. Stairs to first floor with under stairs storage cupboard housing electric meter, door to:

LOUNGE

16' 5" (into bay) x 12' 3" (5m x 3.73m) Double glazed bay window to front with shutters, fitted carpet. Log burner, radiator, smooth plastered ceiling with ceiling rose and coving.

GROUND FLOOR WC

Two piece suite comprising WC, vanity sink unit with mixer tap, tiled flooring, smooth plastered ceiling with inset spotlights extractor fan.

OPEN PLAN LOUNGE/KITCHEN/DINER/FAMILY ROOM

LOUNGE AREA

24' 5" x 17' 6" (7.44m x 5.33m) Feature fireplace with log burner, smooth plastered ceiling with ceiling rose and coving. Laminate flooring, design radiator.

DINING AREA

Double glazed French doors giving access to garden, laminate flooring, skylight window, design radiator, smooth plastered ceiling with inset spotlights.

KITCHEN AREA

Stunning shaker style kitchen with units to both eye and ground level with laminate work surfaces over incorporating one and a half sink unit with tap and drainer, space for large freestanding fridge freezer. Large double oven with five gas hob and extractor fan above. Tiled splashback, integrated dishwasher, integrated washing machine, double glazed window to rear, smooth plastered ceiling with inset spotlights. Breakfast bar area, laminate flooring.

FIRST FLOOR ACCOMODATION

LANDING

Radiator. Fitted carpet. Smooth plastered ceiling. Door to:

BEDROOM 1

16'6 into bay x 10'3(reducing to 9'1)

Double glazed bay window to front with shutters, fitted carpet, fitted wardrobes, radiator, smooth plastered ceiling.





BEDROOM 2

14' 4" x 11' 1" (4.37m x 3.38m) Smooth plastered ceiling, picture rail, double glazed window to rear, radiator, wood effect flooring.

BEDROOM 4

12' x 6' 9" (3.66m x 2.06m) Double glazed bay window to front with shutters. Cupboard housing boiler, radiator, laminate flooring, smooth plastered ceiling.

BATHROOM

Modern four piece comprising bath, shower cubicle with tiled walls, vanity sink unit. WC, partly tiled walls, obscure double-glazed window to rear, heated towel rail, smooth plastered ceiling with inset spotlights.

SECOND FLOOR ACCOMODATION

LANDING

Fitted carpet, Velux window, storage space, smooth plastered ceiling with inset spotlights. Door to:

BEDROOM 3

10' 2" x 10' 3" (3.1m x 3.12m) Velux window to front, storage cupboard, carpet, radiator.



BEDROOM 5

10' 1" x 9' 2" (3.07m x 2.79m) Double glazed window to rear, radiator, fitted carpet, smooth plastered ceiling with inset spotlights.



SHOWER ROOM

Modern three-piece suite comprising shower cubicle, vanity sink unit with mixer tap, WC, partly tiled walls, heated towel rail, obscured double glazed window to rear, lino flooring, smooth ceiling with inset spotlights, extractor fan light

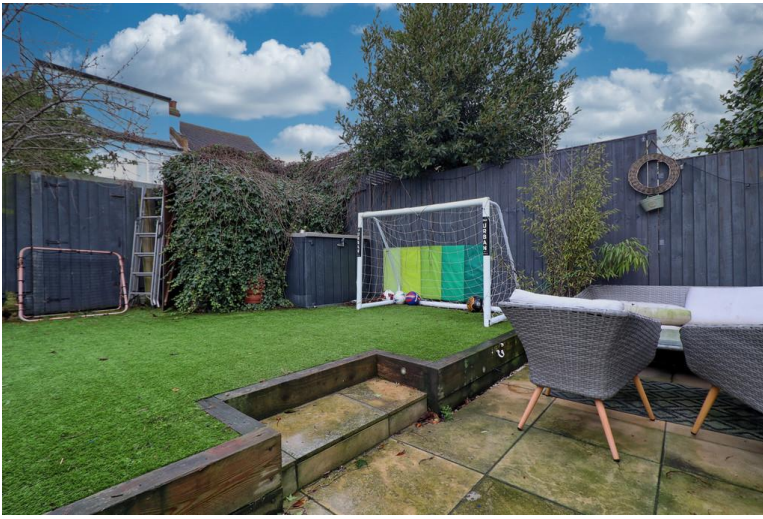
REAR GARDEN

West backing rear garden with slabbed patio area, outside lighting and water tap. Steps leading up to false grass garden, privacy fencing, gated access to rear, log storage with wooden shed.

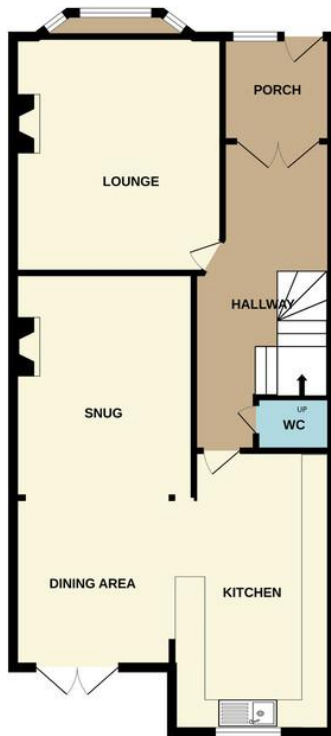
DRIVEWAY

Independent driveway providing parking for two cars.





GROUND FLOOR



1ST FLOOR



2ND 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 performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

143 Leigh Hall Road Essex, Chelms, SA SS9 1DY	Energy rating C	Valid until 29 January 2035
		Certificate number 0390-2778-9490-2125-6651

Property type Mid-terrace house
Total floor area 151 square metres

Rules on letting this property

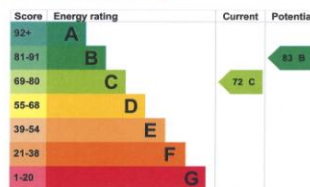
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-property-letting) (<https://www.gov.uk/guidance/energy-ratings-for-property-letting>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificate/0390-2778-9490-2125-6651>

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