

The background consists of a dark blue field with a repeating pattern of lighter blue wavy lines, resembling ocean waves. A central dark blue rectangular box contains the text. A single, thicker, light blue wavy line runs horizontally across the middle of the page, passing behind the central text box.

MARINE PARADE  
**RICHMOND  
LODGE**







## Setting the Scene

Standing proud on the highly desirable Marine Estate, this stunning high-end semi-detached house boasts five double bedrooms (all en suite), an immaculate open plan ground-floor layout, a tranquil rear garden, and uninterrupted seafront views.

On the doorstep of Leigh's well-heeled Broadway, a cluster of nature reserves, the historic delights of Old Leigh, and rail links to Fenchurch Street (c. 45mins), the location couldn't be better for families, social butterflies, and commuters alike.





## Sensitively Reimagined

Constructed in the 1930s by the builder who established Marine Parade as the coveted development it is today, the property is one of the largest on the strip (approx. 2,800 square feet). From the outside, it looks like a well-maintained example of its period, with smart red brickwork, bow windows, hanging tiles and a low front gable.

However, the interior was completely refurbished in 2021, transforming it into a spacious contemporary home. Some improvements included installing a bespoke Schroder kitchen, bi-fold doors to the landscaped garden, four new en suite shower rooms, and 18 new oak doors with chrome door furniture to echo the oak floorboards inside.



In addition, the house was rewired with two new consumer units, replumbed (including a new Megaflo tank), and fitted with a new heating system and designer radiators, Cat5 and antenna connections to all rooms, Bluetooth ceiling speakers downstairs, and double glazing throughout. The house was also airless sprayed with white Tikkurila hard-wearing, professional-grade protective paint.







### Step inside

Facing across Belton Hill Nature Reserve and Two Tree Island's creeks, mudflats and salt marshes, the house grants a sweeping view of the coast before you turn onto the large block-paved driveway, where you'll find ample off-street parking.

Upon entering the house through the original cathedral-style front door, set with attractive lead lights, you'll pass through a porch with an in-built seat. The thoughtful open-plan layout enables you to see through the whole house to the rear garden the moment you arrive, with the entire ground floor united by solid oak floorboards, low-voltage LED downlighters, and feature strip lighting in the lounge and kitchen.



## Versatile Living Spaces

Overlooking the water, a sweeping south-facing bow window with privacy shutters floods the lounge – a fantastic family hub – with natural light. You'll often gather here for cosy movie nights in front of a built-in TV recess and a bio-fuel fire flanked by four spot-lit alcoves with glass shelving. Underneath, a glass cabinet houses Bluetooth for built-in speakers and HDMI cabling for the TV.

To the left of the entrance hall, you'll discover a big downstairs bedroom brightened by another gorgeous bow window. Although it's currently being used as a formal dining room centred around a cast-iron fireplace with a marble surround and an elegant rose with a chandelier pendant fitting, its accessibility makes it perfect for older relatives or guests. It's also served by a stylish part-tiled en suite shower room with a modern WC, vanity basin unit, Bluetooth mirror, double rainfall shower, and chrome heated towel rail.

Back in the lounge, a door to the right opens into a large utility room featuring a white ceramic sink, built-in units to match the kitchen, quartz tops, and access to a downstairs loo. Beyond, you'll find another spacious room with in-built cupboards, French doors, and windows facing the estuary – perfect for an office, home gym, or playroom.



To the rear of the lounge, double glass-and-oak doors reveal a sunny, brick-built garden room with an impressive glass vaulted ceiling, large windows, and bi-fold wooden doors leading onto the decking overlooking the beautiful garden.

Another set of double doors connects to the kitchen so summer parties can flow between the spaces and the deck/barbeque area. Integrated Bluetooth speakers throughout the ground floor also enhance the ambience at the touch of a button









## Wine and Dine

The rest of the ground floor is filled with a spectacular open-plan dining kitchen.

The bespoke Schroder German-built kitchen (designed by Paul Newman Interiors in Hadleigh) combines sleek concrete-effect cabinetry with quartz worktops, full-height cupboards, LED strips, and a vast central island.

While the roof lantern with Bluetooth LED lighting looks fantastic at night, five meters of bi-fold doors in the dining area provide a seamless transition onto the decked terrace.

The set-up is fantastic for get-togethers and dinner parties, allowing you to cook up a storm aided by top-of-the-range NEFF appliances, including two self-cleaning ovens and a combination microwave/oven, a six-plate induction hob, and a two-ring gas hob.

You'll also find a Franke prep sink with an instant hot water filter tap and waste disposal, a Franke 800cm main sink with a pull-out tap, an integrated full-height fridge and freezer, a dishwasher and wine fridge, and a remote-controlled ceiling extractor.















## Escape Upstairs

Returning through the walkway into the entrance hall, take the oak-and-glass turning staircase fitted with a plush carpet to the first floor. A nautical-inspired stained-glass window brightens the spacious landing, which leads to four double bedrooms lined with oak flooring and painted white to match the décor downstairs.

For now, turn left into bedroom two – a lovely-sized room with estuary views and a built-in wardrobe. The third bedroom is also large and bright and features floor-to-ceiling built-in wardrobes. In the garden-facing fourth double, there's space for a freestanding wardrobe and a cupboard with plumbing for a washing machine.

All three doubles benefit from private en suites with high-end tiling, rainfall showers, vanity basins, modern WCs, and heated towel rails. On this floor, you'll also find ladder access to a fully insulated boarded loft with plumbing for water and heating. There is even current planning permission for a three-room extension with a dormer window and a sundeck on the flat roof of the existing extension.







## Your Private Retreat

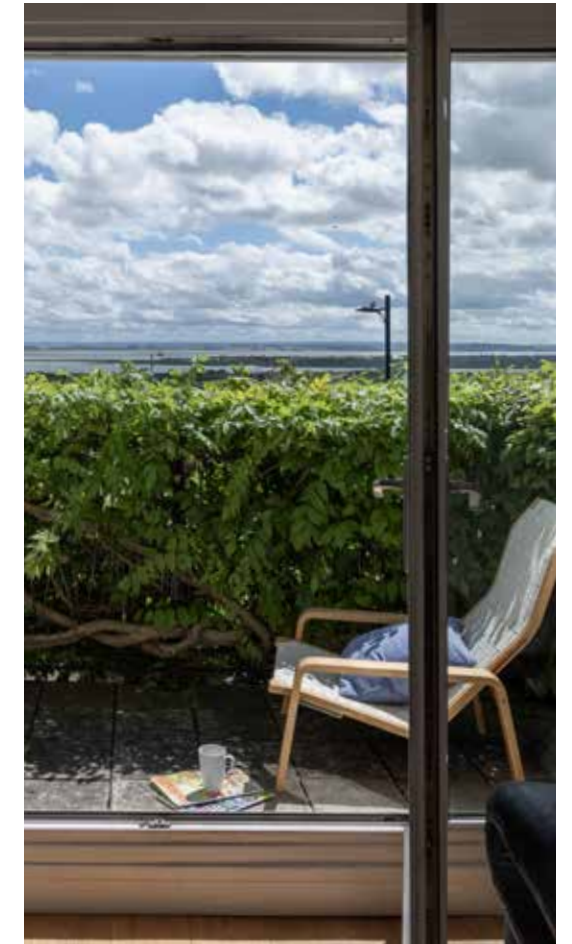
At the top of the stairs, turn right into the master suite, where you'll pass through a large sitting room cooled by a rose-crowned ceiling fan. French doors invite you onto the balcony for evening drinks or a morning brew overlooking the estuary.

Continue into the dual-aspect bedroom, which easily fits the current owner's eight-foot antique bed, taking a moment to absorb the serene views through a square bay window with lower shutters that creates a lovely reading nook.

From here, double doors open into a dressing room with open-fronted wardrobes to house an extensive collection of clothes and accessories. Beyond more double doors, you'll discover a luxurious private bathroom lined with Italian tiles, where you can escape from the world in the extra-large jacuzzi tub. A separate shower enclosure, an oversized vanity unit with twin basins beneath a frosted window, and a close-coupled toilet complete the suite.











## Al Fresco

Opening the bi-folds in the kitchen or garden room, step out onto a newly laid wooden deck extending across the back of the house, where you can sit with a drink or savour a meal while overlooking a well-established mature lawn dotted with fruit trees and shrubs.

Along with tall slatted fence panels, the varied planting scheme creates a delightfully secluded feel, while an arch framed by shrubs screens a pathway leading to a useful shed. There's also another store on the deck area, which is illuminated by outdoor bulbs.











## Out and About

Marine Parade is one of the most prominent residential streets in Leigh-on-Sea. To the southwest, the ruins of Hadleigh Castle act as a natural stopping point overlooking the marshland and nature reserve at Two Tree Island. In this direction, you'll find a motorboat club, golf course, and skate park to keep everyone busy.

To the southeast, Old Leigh also offers charming pubs, fresh seafood, and a vibrant social scene, while the area's iconic seafront awaits for those days when only a Rossi's ice cream, a trip up the pier, or a spin around Adventure Island will do.

Southend's bustling high street, seafront amusements and restaurants, and the esplanades and parades that run along a string of well-served beaches give the area a fun, family-friendly vibe, while socialites will be drawn by Leigh Broadway's boutique shops, bars, and eateries.

Some local favourites for wining and dining within striking distance include North or Corner Club for coffee and drinks at The Estuary, Chin Chin Los or TheCellarlos on Leigh Road, The Peterboat, The Mayflower, or Ye Old Smack. Osborne's Fishmonger and Seafood Hall is another great pit stop, as is Ugo's for pizza, Picante for seasonal fayre, and Henry Burgers for a great selection of cocktails.

Marine Parade is well connected to rail and road links. Southend airport is less than 15 minutes by car, and easy access via the A127 will take you to the M25 and London in no time. Commuter trains to London Fenchurch Street run regularly from Leigh station (just seven minutes on foot), taking as little as 46 minutes.

Nearby schools include St Michael's Prep (0.5 miles), the Ofsted-rated 'Outstanding' West Leigh Junior School and the 'Good' Belfairs Academy. Down the road, Westcliff High School for Boys and Westcliff High School for Girls are also rated 'Outstanding'.



**GROUND FLOOR**  
Approx 157.0 sq.metres (1690.1 sq. feet)



**FIRST FLOOR**  
Approx 102.9 sq.metres (1107.2 sq. feet)

**TOTAL AREA**  
Approx 259.9 sq.metres (2797.3 sq. feet)



To watch our video of this amazing property scan the QR code above.









ashleigh stone

For further information on this property please contact Dave or Jo at Ashleigh Stone on **01702 480 666** or email us **[property@ashleighstone.co.uk](mailto:property@ashleighstone.co.uk)**

**[www.ashleighstone.co.uk](http://www.ashleighstone.co.uk)**