

# SALISBURY ROAD



A prestigious development of three, 4/5 bedroom detached family homes.



## The development

Salisbury Road, an exclusive development of just three four/ five bedroom executive family homes situated in the heart of Leigh-on-Sea, Essex.

Designed with the modern family in mind, these three outstanding properties provide fantastic living spaces combining stylish modern interiors, designer kitchens and bathrooms and high quality fixtures and fittings.

Within walking distance of Chalkwell Station, Salisbury Road affords any potential owner a 50 minute commute to London making it ideal for those who work in the city whilst providing the perfect location to unwind being close to the many restaurants, bars and boutique shops of Leigh-on-Sea.



CGI for illustration purposes only.





“ Leigh-on-Sea, voted the happiest place to live in the UK\* ”

From the charm of the old town to the vibrancy of the Broadway, Leigh-on-Sea is the perfect location for you and your family. Whether it's the cockle sheds and sandy beach of the Old Town, or the shops, bars and restaurants of the Broadway, Leigh-on-Sea provides a ideal place to call home.

Nearby Southend, with the longest pier in the world, excellent grammar schools, nature reserve, parks and a golf course all add to the appeal of the area.

\*The Mail Online





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### Fixtures and Fittings

Each property at Salisbury Road is built and fitted to the following high specification:

- 10 Year Warranty Agreed
- UPVC sliding sash double glazed windows and aluminium patio doors
- Smoke and carbon monoxide detection devises.
- Under floor heating supplied using a wet system to ground floor
- Polished chrome switches, sockets and dimmers
- Solid core timber laminate doors (some with clear glazed vision panels)
- Bespoke quality carpets to lounge, study, stairs & bedrooms
- Highest quality plasterwork
- Wide format built in fire to lounge

#### Kitchen

- Contemporary handle-less kitchens designed by Moylan's of Leigh with soft closing cabinetry and drawer units
- Siemens Multi Function TFT Display Eco Clean oven
- Siemens integrated TFT Display combi microwave oven
- Siemens induction hob
- Elica recessed extractor

- Siemens integrated fridge freezer
- Siemens fully integrated dishwasher
- Undermounted stainless steel sink
- 'Quooker' boiling tap
- Tiled flooring
- Quartz Stone worktops with upstands

#### Utility Room

- Quartz worktop
- Fitted base and wall cabinets
- Washing machine
- Tumble dryer
- Steel sink with chrome mixer tap

#### Bathroom/Ensuite

- Contemporary white sanitary ware
- Including custom drawer vanity units with integrated basins
- Chrome showers, taps and fittings
- Baths with glazed shower screen
- Slim tray shower
- Grohe thermostatic showers with overhead and hand shower (ensuite)
- Wall hung WC with soft close seating and dual flush

- Integrated chrome heated towel rails
- Fully tiled with modern ceramic wall and floor tiles
- Mirror fronted wall cabinets to en-suites

#### Bedroom

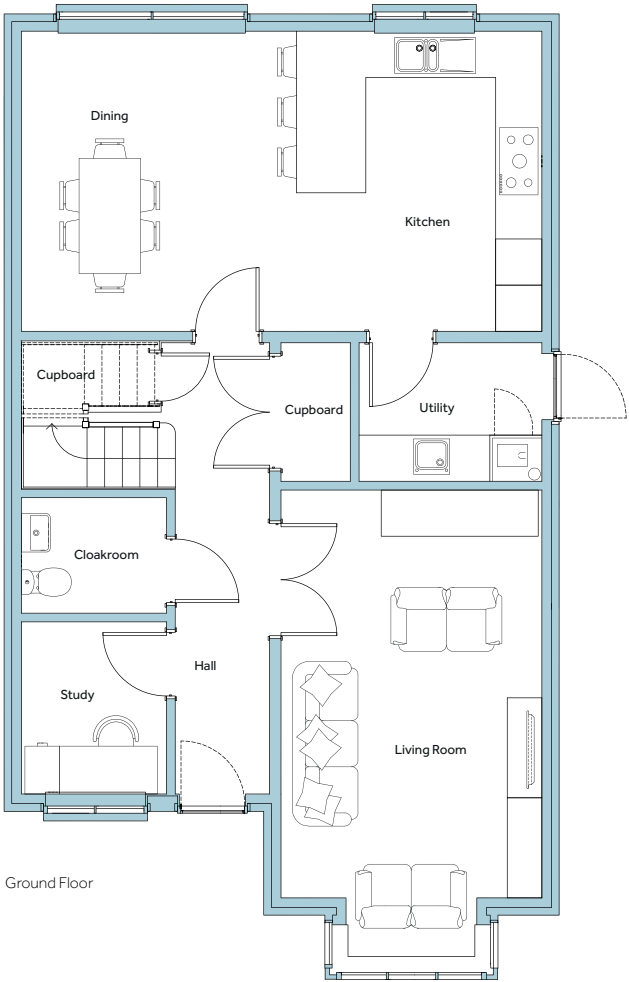
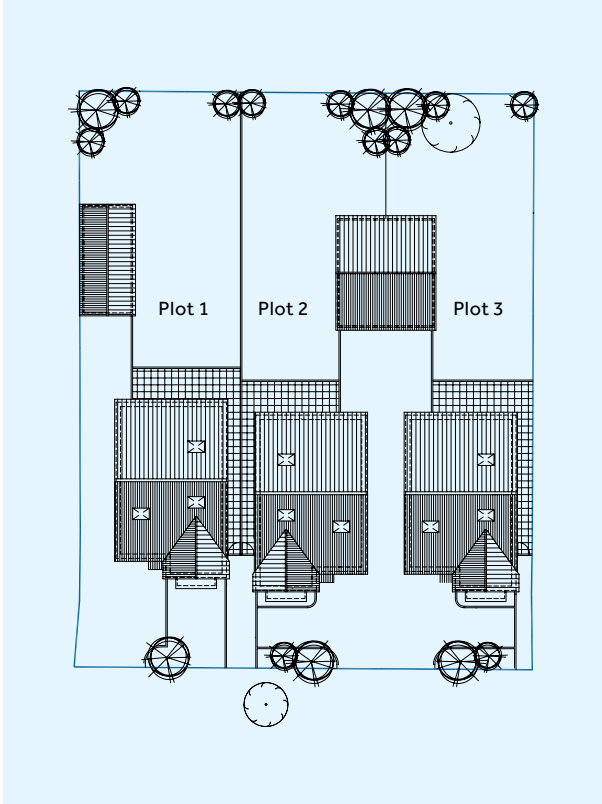
- Luxury carpets to all bedrooms
- Feature LED lit bed surround

#### Audio Visual

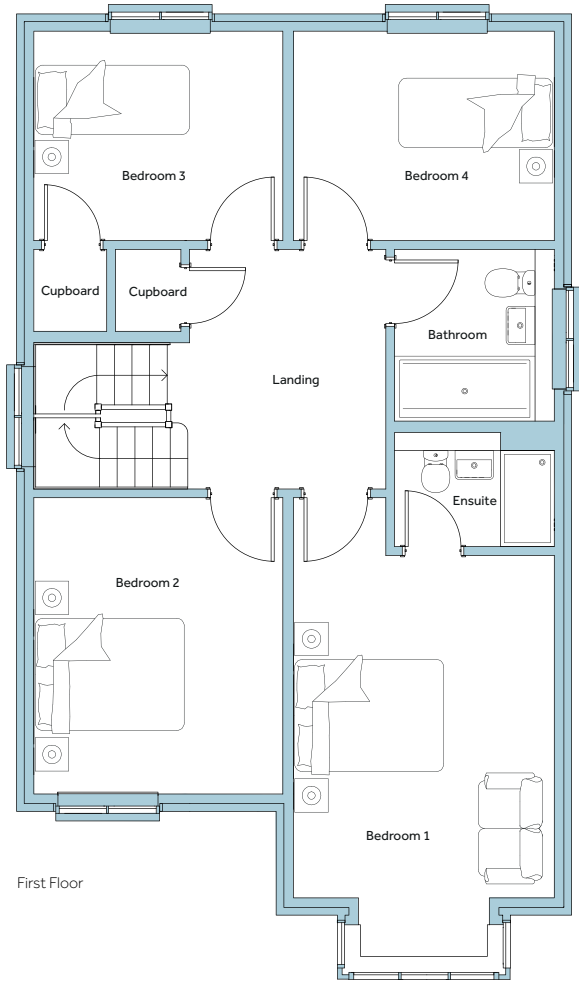
- Central satellite system with outlets in lounges
- Cabling fitted for occupant's AV installation
- Telephone connections - BT Master with points to all bedrooms, lounge and kitchen

#### External

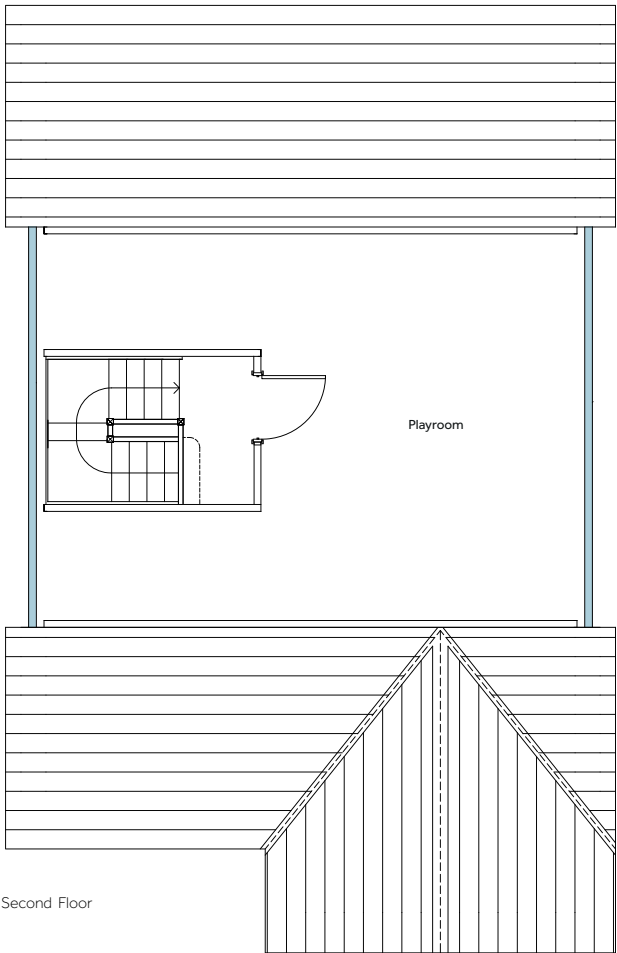
- Parking for two vehicles to front with detached garage to the rear and further parking space
- External lighting
- External power sockets
- Outside water tap
- Paved area to rear garden
- Planted front and rear gardens



Ground Floor



First Floor

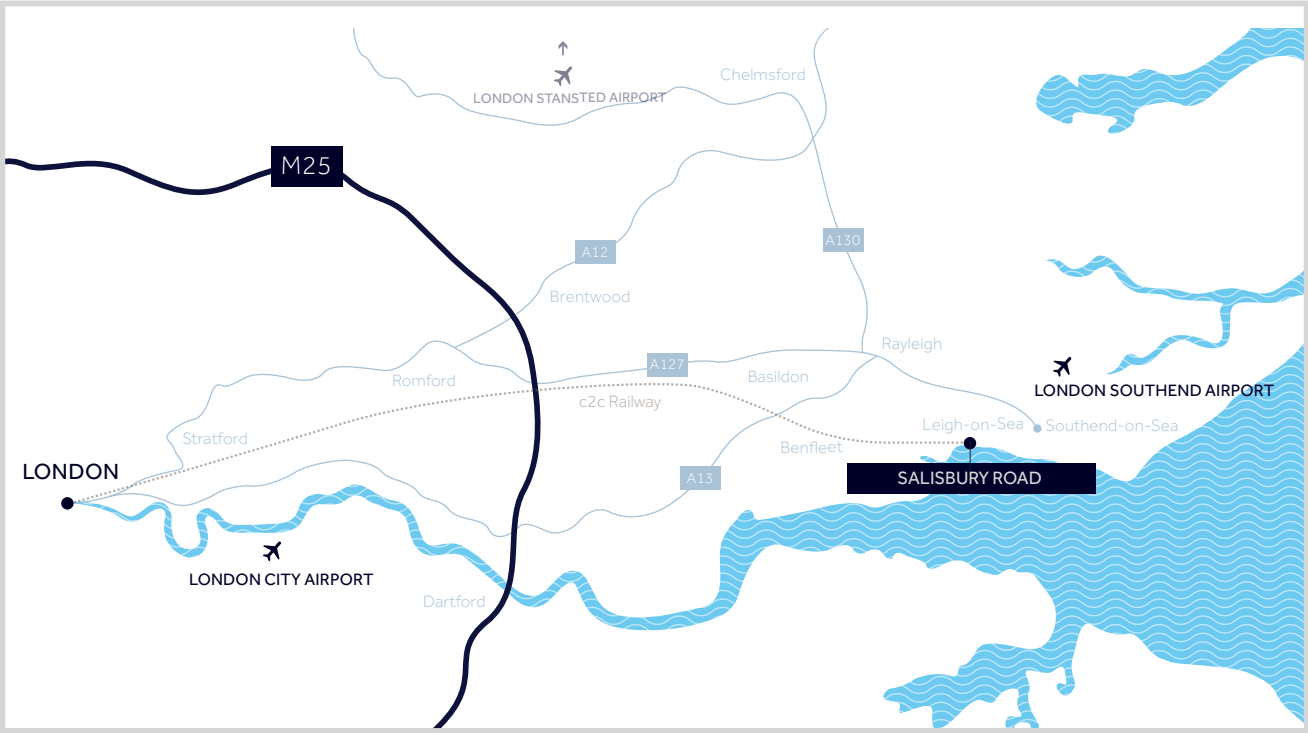


Second Floor

# SALISBURY ROAD

The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty. April 2018.

Plot 1					Plot 2 (handed)					Plot 3				
GROUND FLOOR					GROUND FLOOR					GROUND FLOOR				
KITCHEN/DINING	6.82m	x	3.95m	22' 4" x 12' 10"	KITCHEN/DINING	6.82m	x	3.95m	22' 4" x 12' 10"	KITCHEN/DINING	6.82m	x	3.95m	22' 4" x 12' 10"
LIVING ROOM	5.34m	x	3.44m	17' 5" x 11' 3"	LIVING ROOM	5.34m	x	3.44m	17' 5" x 11' 3"	LIVING ROOM	5.34m	x	3.44m	17' 5" x 11' 3"
STUDY	2.27m	x	1.92m	7' 4" x 6' 3"	STUDY	2.27m	x	1.92m	7' 4" x 6' 3"	STUDY	2.27m	x	1.92m	7' 4" x 6' 3"
UTILITY ROOM					UTILITY ROOM					UTILITY ROOM				
CLOAKROOM					CLOAKROOM					CLOAKROOM				
FIRST FLOOR					FIRST FLOOR					FIRST FLOOR				
BEDROOM 1	4.49m	x	3.44m	14' 7" x 11' 3"	BEDROOM 1	4.49m	x	3.44m	14' 7" x 11' 3"	BEDROOM 1	4.49m	x	3.44m	14' 7" x 11' 3"
ENSUITE					ENSUITE					ENSUITE				
BEDROOM 2	3.29m	x	3.89m	10' 8" x 12' 8"	BEDROOM 2	3.29m	x	3.89m	10' 8" x 12' 8"	BEDROOM 2	3.29m	x	3.89m	10' 8" x 12' 8"
BEDROOM 3	3.29m	x	2.77m	10' 8" x 9' 1"	BEDROOM 3	3.29m	x	2.77m	10' 8" x 9' 1"	BEDROOM 3	3.29m	x	2.77m	10' 8" x 9' 1"
BEDROOM 4	3.44m	x	2.76m	11' 3" x 9' 1"	BEDROOM 4	3.44m	x	2.76m	11' 3" x 9' 1"	BEDROOM 4	3.44m	x	2.76m	11' 3" x 9' 1"
FAMILY BATHROOM	2.27m	x	2.11m	7' 4" x 6' 9"	FAMILY BATHROOM	2.27m	x	2.11m	7' 4" x 6' 9"	FAMILY BATHROOM	2.27m	x	2.11m	7' 4" x 6' 9"
SECOND FLOOR					SECOND FLOOR					SECOND FLOOR				
PLAYROOM	5.03m	x	4.10m	16' 5" x 13' 5"	PLAYROOM	5.03m	x	4.10m	16' 5" x 13' 5"	PLAYROOM	5.03m	x	4.10m	16' 5" x 13' 5"
TOTAL FLOOR SPACE	240m <sup>2</sup>			2,583 ft <sup>2</sup>	TOTAL FLOOR SPACE	240m <sup>2</sup>			2,583 ft <sup>2</sup>	TOTAL FLOOR SPACE	240m <sup>2</sup>			2,583 ft <sup>2</sup>



Finding Salisbury Road

Located in Leigh-on-Sea on the Thames Estuary, Salisbury Road is highly accessible by major road and rail links.

By Train

Chalkwell - Fenchurch Street	59 minutes
Chalkwell - Bank	1 hour 15 mins
Chalkwell - Oxford Circus	1 hour 27 mins

By Car

Leigh-on-Sea - London Southend Airport	10 minutes
Leigh-on-Sea - London City Airport	51 minutes
Leigh-on-Sea - Stansted Airport	52 minutes

Please note that the computer generated images (CGI's), elevation details and materials may vary from plot to plot and this information is subject to review and therefore potential changes. Computer generated images are for illustrative purposes only. Please ask the Sales Advisor for information about SAP ratings. Stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and are subject to change. Please note, the development layout shown is a digital illustration only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Please ask the Sales Advisor for further details. Whilst every effort has been made to ensure that the information in this brochure and online is correct, it is designed specifically as a guide and Edgewest Group reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale. April 2018.



Sole selling agent

**Essex Property Centre**

For further information or to arrange an appointment please contact us on **01702 602 888**