

**DEDMAN
GRAY**

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'Poppyfield Lodge', Thorpe Bay Gardens, Thorpe Bay



A rare opportunity to purchase a substantial seafront property, occupying this bold south/west corner plot with a large first floor balcony/sun terrace. There is a spacious in/out driveway with landscape frontage enjoying a wonderful position opposite the open gardens and panoramic views of the Thames estuary.

The property has a sweeping staircase with galleried landing and a large elegant formal dining room, which is ideal for entertaining.

To the rear the property benefits from a double garage, beautifully landscaped gardens, sun patio and lawns. Situated in a prime location, this superb home is finished to the highest of standards.

Council Tax band: H

Tenure: Freehold

- Superb seafront property
- Bold south/west corner plot
- 2 Reception rooms
- Large separate dining room
- 4 Bedrooms. 5th Bedroom/Games room
- Sweeping staircase with galleried landing
- Doors and windows are fully double glazed throughout
- En Suite and dressing room
- Double garage
- Beautiful landscaped gardens
- Close to all amenities

Entrance

Via double entrance doors with wall mounted entryphone system leading to entrance porch with Italian porcelain tiled floor with further double doors leading to

Grand Entrance Hall

29' 7" x 11' 6" (9.02m x 3.51m)

Grand entrance hall with sweeping staircase leading to the first floor, Italian porcelain tiled floor, smooth plastered ceiling with down lighters and speakers, four radiators with ornate covers.

Lounge

27' 10" x 21' 3" (8.48m x 6.48m)

Large bay window to front with fully fitted window seat overlooking sea front and further windows to side, feature wood effect gas fire which is operational and fully serviced, one double radiator with ornate cover and two long convector type radiators, ornate coving, smooth plastered ceiling with down lighters

Day Room

15' 5" x 15' 2" (4.7m x 4.62m)

Large bay window to front with fully fitted window seat overlooking sea front, one radiator with ornate cover, feature wood effect gas fire which is fully operational, wired for wall mounted TV, built in cabinets with glass shelving and lighting above, smooth plastered ceiling with inset down lighters and ornate coving.

Cloakroom

Via a glazed door, Italian porcelain tiled floor with radiator and ornate cover, smooth plastered ceiling with down lighters, fitted cupboards for storage and door leading to separate downstairs WC area with low flush WC, built in vanity unit with wash hand basin, additional radiator with ornate cover, smooth plastered ceiling with inset down lighters.

Study

12' 7" x 12' 4" (3.84m x 3.76m)

Double glazed window to rear with views overlooking the rear garden. The study is fully fitted with units by Smallbone to one wall and matching desk and side unit, radiator with ornate cover, ornate coving, smooth plastered ceiling with down lighters and door to additional separate room with shelving for comms. etc.



Dining Room

22' 10" x 16' 11" (6.96m x 5.16m)

Lovely and spacious dining room with Italian porcelain tiled floor, 6 full length windows and door giving access and overlooking the landscaped rear garden area, inset convector heating to floor and two radiators with ornate covers, ornate coving, smooth plastered ceiling with inset down lighters.

Kitchen/breakfast room

15' 7" x 14' 2" (4.75m x 4.32m)

Large landscape window to side. A bespoke fitted Smallbone kitchen with a range of base and eye level units, 4 ring electric hob inset to a granite worktop and extractor fan above, built in separate oven, recess for large stainless steel fridge/freezer, central island with granite worktop and storage beneath, family breakfast seating area, further space for large double cupboard pantry/larder unit, door leading to:

Utility Room

13' 10" x 6' 7" (4.22m x 2.01m)

Landscape window and door to rear giving views and access to landscaped garden area, stainless steel sink unit with mixer taps inset into granite worktop and storage drawers beneath and further large built in double cupboards and plumbing for washing machine.

Galleried First floor landing

Galleried landing from a sweeping staircase, ornate coving, smooth plastered ceiling with inset down lighters, built in cupboard, double doors leading out onto the sun terrace with panoramic views

Master bedroom

19' 9" x 19' 7" (6.02m x 5.97m)

Two large windows to side, further full height windows to front with double doors accessing front sun terrace and panoramic views, archway door access leading to:



Dressing Room

17' 4" x 9' 6" (5.28m x 2.9m)

Window overlooking side view. This lovely sized dressing room offers fitted Smallbone units and dresser, ornate coving, smooth plastered ceiling with inset down lighters and door leading to:

Luxury en-suite bathroom

12' 12" x 12' 12" (3.96m x 3.96m)

This amazing and luxury en-suite bathroom comprises of a large Jacuzzi bath with mixer taps and shower attachment, separate single shower, low flush WC, built in Smallbone units with cupboards and drawers and dual sink units with mixer taps inset into a marble top with upstands, two heated wall mounted towel rails, one landscape style and one portrait style, ornate coving, smooth plastered ceiling with inset spot lights and speakers.

Bedroom 2

15' 9" x 14' 7" (4.8m x 4.45m)

Large landscape window to front with panoramic sea views, one radiator with ornate cover, fitted Smallbone units to both recesses, mirror fronted wardrobes along one complete wall, smooth plastered ceiling with inset down lighters.

Bedroom 3

15' 9" x 9' 10" (4.8m x 3m)

Two large windows to rear overlooking the landscaped garden, two radiators with ornate covers, ornate coving, fitted wardrobe to one wall, wash hand basin inset into vanity unit, smooth plastered ceiling with inset spot lights and door to:

En-suite shower room

Obscure window to side, shower cubicle, low flush WC. one radiator, ornate coving with down lighters.

Bedroom 4

13' 8" x 8' 7" (4.17m x 2.62m)

Large landscape style window to rear overlooking the landscaped garden, fitted wardrobe to one wall, one radiator with ornate coving, smooth plastered ceiling



Family bathroom

Spacious bathroom with panelled bath with central mixer taps and shower attachment, separate shower cubicle, low flush WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth plastered ceiling with inset spot lights.

Second floor

Steps up to second floor leading to

Games Room/Bedroom 5

24' 7" x 23' 12" (7.49m x 7.32m)

This spacious bedroom on the second floor is currently being used by the current vendors as a games room but it offers so much scope as you have 2 large walk in cupboards, one housing the boiler but it is large enough to turn into an en-suite and the other a walk in wardrobe to have your dream bedroom with elevated sea views and potential for a Juliette balcony, subject to the normal planning consent. Two radiators with ornate covers.





GARDEN

Beautiful well maintained and landscaped rear garden which is laid to lawn with flower and shrub borders, external tap, side gate access, lovely patio area which is ideal for Al Fresco dining and access to the rear to a detached double width garage.

FRONT GARDEN

Spacious in/out driveway with parking for several vehicles. Landscaped frontage with flower and shrub borders.

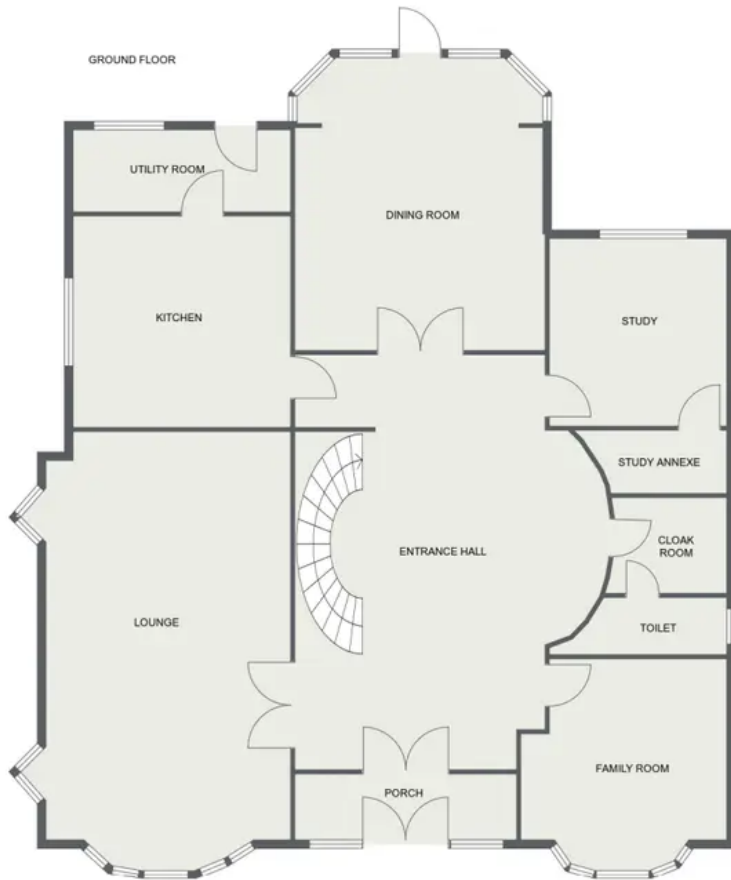
Garage

Double Garage

The garage to the rear has double width garage with electric up and over door to front and provides off street parking for 2 cars.

Price on application

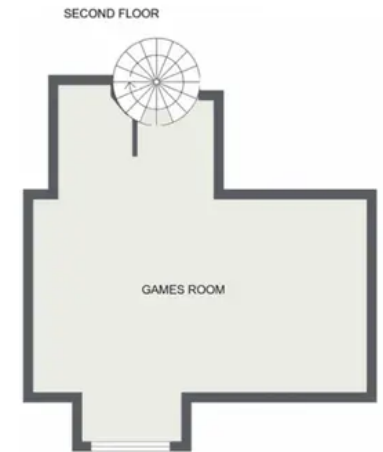
POPPYFIELD LODGE 83 THORPE BAY GARDENS THORPE BAY SOUTHEND ON SEA ESSEX SS1 3NW



TOTAL G/FLOOR AREA IS APPROXIMATELY 240.56m²/2589.37ft²(INTERNAL MEASUREMENTS).



TOTAL 1ST/FLOOR AREA EXCLUDING BALCONY IS APPROXIMATELY 153.92m²/1656.78ft² (INTERNAL MEASUREMENTS).



TOTAL 2ND/FLOOR AREA IS APPROXIMATELY 34.33m²/369.53ft² (INTERNAL MEASUREMENTS)

Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

<http://www.dedmangray.co.uk>

