

**SCOTT &
STAPLETON**

HIGH STREET
Leigh-On-Sea, SS9 2EN
£475,000





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Scott & Stapleton are delighted to offer for sale this truly unique and beautifully presented two double bedroom houseboat, ideally positioned in the sought-after coastal location of Leigh-on-Sea, Essex.

This exceptional houseboat provides a rare opportunity to enjoy waterside living with all the comforts of a modern property. Boasting two generously sized double bedrooms, the accommodation is both spacious and thoughtfully arranged, making it ideal as a luxurious holiday home or brilliant short term holiday let investment..

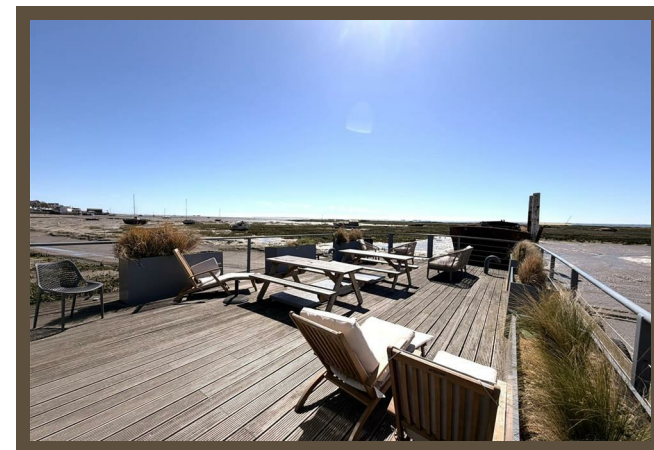
At the heart of the home is a stunning open-plan lounge/diner, designed for both relaxation and entertaining. Flooded with natural light, this impressive living space features contemporary bifold doors that seamlessly open onto a substantial sun terrace, creating a perfect indoor-outdoor flow. The terrace itself offers an idyllic setting for al fresco dining, entertaining guests, or simply

enjoying the tranquil surroundings and waterfront views.

The property combines charm and practicality, with a well-appointed interior that complements its unique setting. Located within easy reach of Leigh-on-Sea's vibrant Broadway, renowned for its array of boutiques, cafés, and restaurants, as well as excellent transport links, this houseboat offers both lifestyle and convenience.

If investment is of more interest rather than a holiday home then the figures speak for themselves. The Pontoon is currently used as a short term holiday let and has approx. 95% occupancy rate with a proven track record and annual income in the region of £150,000 given an unbelievable yield of 32% per annum. For more information on this and accounts please contact us.

Early viewing is highly recommended to fully appreciate the character, space, and exceptional lifestyle this distinctive property has to offer.



Hallway

5.3 x 0.8 (17'4" x 2'7")

Kitchen

3.54 x 1.94 (11'7" x 6'4")

Shower Room

3.45 x 1.29 (11'3" x 4'2")

Bedroom

2.91 x 2.71 (9'6" x 8'10")

Bedroom

2.91 x 2.59 (9'6" x 8'5")

Lounge/Diner

7.38 x 3.32 (24'2" x 10'10")

Sun Terrace



Information shown on this floor plan is intended to provide a general overview of the property. It is not intended to be a legal document. The information is provided for your information only and should not be relied upon for any legal or financial purposes. The information is provided on an 'as is' basis and the seller makes no representation or warranty as to its accuracy or completeness. The information is provided for your information only and should not be relied upon for any legal or financial purposes. The information is provided on an 'as is' basis and the seller makes no representation or warranty as to its accuracy or completeness.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	