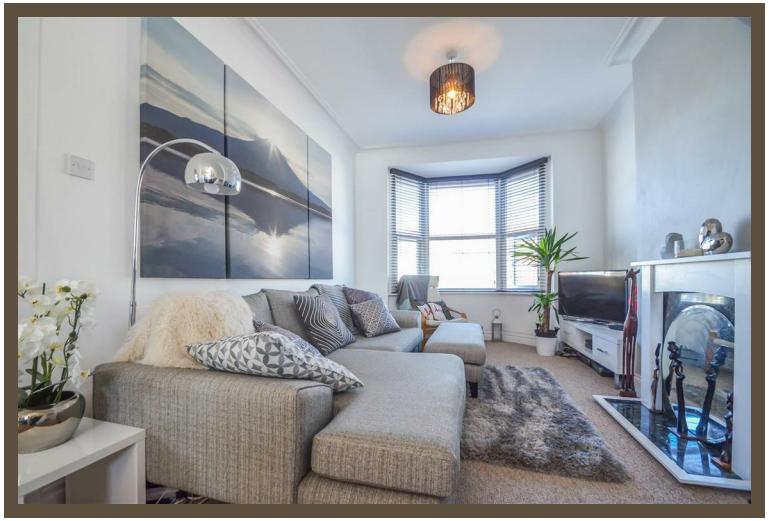
SCOTT &
STAPLETON

LEIGH ROAD

Leigh-On-Sea, SS9 1BU

£295,000





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Scott & Stapleton are delighted to offer for sale this attractive two bedroom apartment situated in the heart of the ever-popular Leigh-on-Sea. Leigh Road offers an appealing combination of character, comfort and convenience. Extending to approximately 753 sq ft, the property provides generous accommodation throughout, making it an ideal purchase for first-time buyers, professionals, couples or those seeking a well-located investment opportunity.

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The property further benefits from two generously sized bedrooms, offering excellent versatility for modern living. Whether required as comfortable sleeping accommodation, a guest bedroom, a home office or a combination of these, the additional space provides valuable flexibility.

Located in the centre of Leigh-On-Sea, this property is an excellent choice for those seeking a tranquil yet engaging lifestyle. With local amenities, shops, and transport links nearby, you will find everything you need within easy reach.

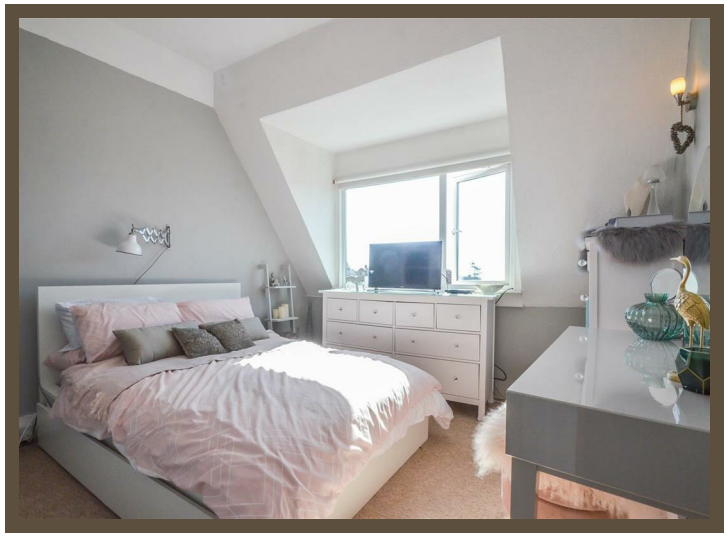
Offered with no onward chain, early inspection is advised to avoid disappointment.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.


DICE Slice
CHOP
Cut
SLICE dice










ERY DESIGN CENTRE
Wedding Rings
Childrens Shoes
BOTTLE
SHOP
WINE
BAR

Accommodation is approached via
External staircase to own front door. Approached via the rear of Leigh Road.

Entrance Hallway
UPVC front door. Vinyl flooring. Built in storage providing space for washing machine and tumble dryer. Radiator. Smooth painted ceiling. Pendant.

Kitchen Area
3.96m x 3.35m (13'0 x 11'0)
UPVC window to rear elevation with fitted blinds. Vinyl flooring. Selection of base and eye level units with integrated electric oven and hob with extractor over. Space for fridge freezer. Laminate worktop with integrated sink and mixer tap. Radiator. Smooth painted ceiling and two ceiling lights.

Lounge
5.69m x 3.35m (18'8 x 11'0)
UPVC bay window to front elevation with shutters. Carpet. Radiator. Feature fireplace. Stairs leading to bedrooms. Smooth painted ceiling and pendant.

Bathroom
UPVC opaque window to rear elevation. Vinyl flooring. Three piece suite comprising bath with shower over, low level WC and pedestal basin. Radiator. Partly tiled walls. Smooth painted ceiling and ceiling light.

Landing
Carpet. Doors to all rooms.

Bedroom One
3.86m x 3.35m (12'8 x 11'0)
UPVC window to rear elevation with fitted blinds and spectacular SEA VIEWS. Carpet. Radiator. Two wall mounted lights.

Bedroom Two
3.66m x 3.35m (12'0 x 11'0)
UPVC window to front elevation with fitted blinds. Carpet. Radiator. Storage. Ceiling light.

N.B
The vendor informs us that:
Approx £150.00 PA Ground Rent
Approx £250.00 PA Insurance
The lease has 106 years remaining



