

**SCOTT &
STAPLETON**

LEIGH MARINA
Leigh-On-Sea, SS9 2ES
£300,000





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Scott & Stapleton are dreaming of an 'Easylife'.

A truly unique opportunity to purchase a static houseboat/office of glass fibre reinforced plastic construction. This fabulous vessel could be used as a wonderful houseboat, holiday home, fantastic office, holiday let investment or just a brilliant party pad.

Currently moored in London docklands with all the amenities and transport links on the doorstep there is also the option to move to Leigh Marina and have the coastal facilities nearby.

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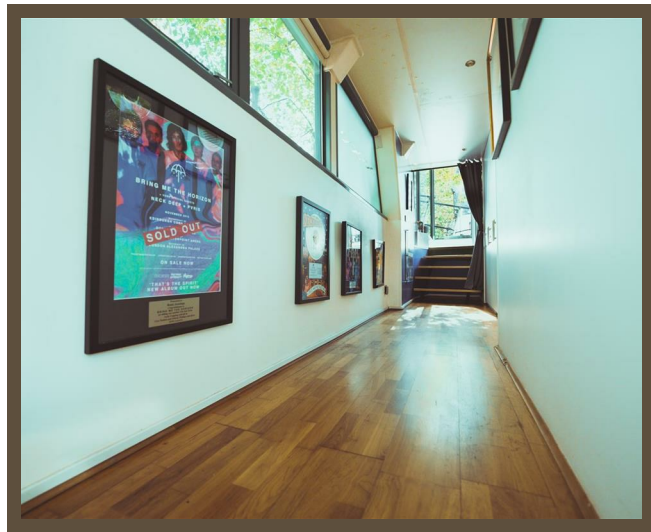
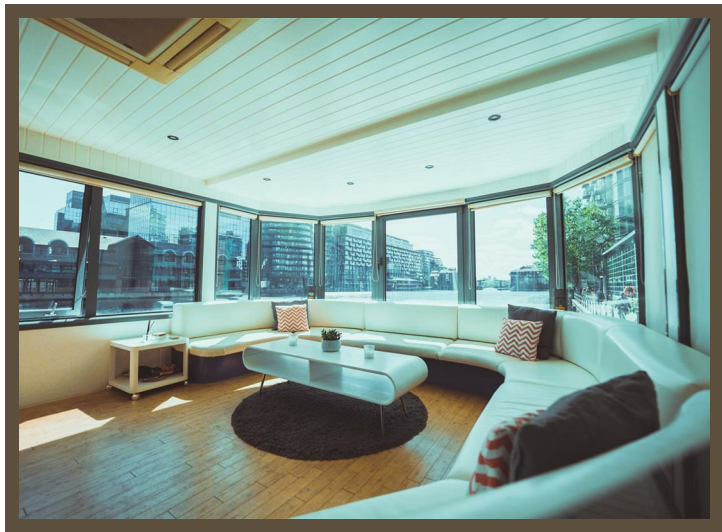
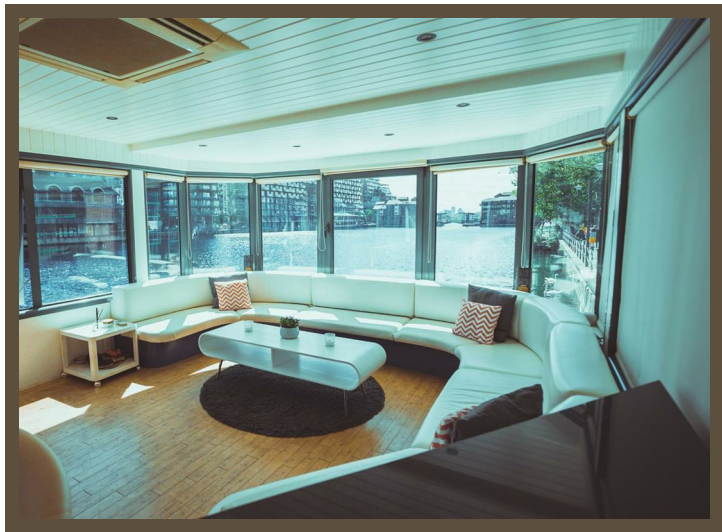
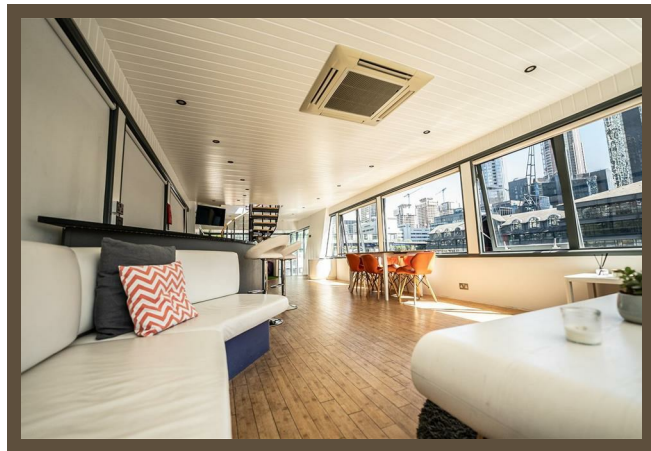
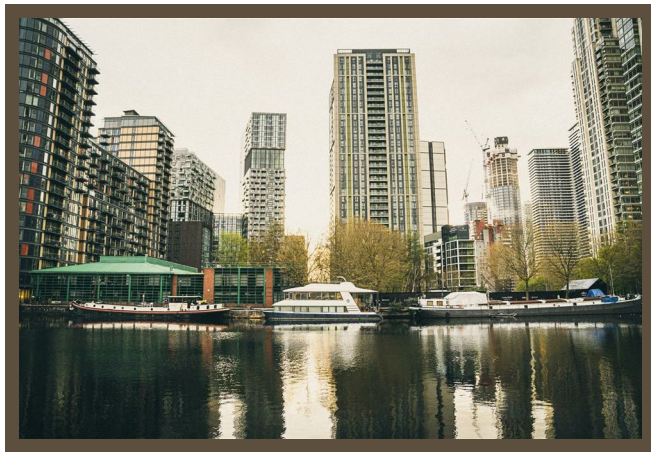
Currently moored in London docklands with all the amenities and transport links on the doorstep there is also the option to move to Leigh Marina and have the coastal facilities nearby.

Currently being used as offices the vessel comprises of a huge open plan living space to the first floor with fully fitted kitchen, ground floor is 2 large bedrooms (easily converted to 3 if required) and a luxury fitted shower room whilst the top floor has a fabulous roof garden and sitting area.


What do you get the man that has everything? What does a cool, modern, creative business need?

A true one off that must be seen to be believed!!!

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.





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 