

SCOTT &
STAPLETON

HIGH STREET
Leigh-On-Sea, SS9 2EW
£400,000





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Scott & Stapleton are delighted to offer for sale this charming fisherman's cottage situated in the delightful and historic Leigh Old Town.

With a wealth of character features the property benefits from fabulous views over the Thames estuary to the rear from a south facing balcony. The versatile accommodation includes 2 bedrooms, delightful 4 piece bathroom with a rolltop bath, a large reception room, fitted kitchen & useful loft room. There is also a small courtyard rear garden and permit parking is available (at additional cost).

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The Old Town benefits from a number of traditional pubs, restaurants, craft shops and galleries and also has the fantastic Leigh beach. The property is also within a short walk of Leigh station & Broadway.

A fabulous opportunity to purchase a slice of Leigh on Sea history. Offered with no onward chain an early internal inspection is strongly advised.



Accommodation is approached via

Wooden front door leading to lounge/diner.

Lounge/Diner

7.23 x 3.09 (23'8" x 10'1")

Wooden sash windows to front and rear elevation. Fitted shutters. Wooden floor. Radiator. Stairs leading to first floor. Storage cupboard housing meters. Coving. Smooth painted ceiling. Two hanging pendants.

Kitchen

2.73 x 2.09 (8'11" x 6'10")

Wooden patio door leading to rear elevation. Wooden sash window to side elevation. Tiled floor. Radiator. Range of fitted units with integrated boiler. Space for washing machine, fridge/freezer & cooker. Rolled edge worktop with butler style sink. Smooth painted ceiling. Hanging pendant.

Landing

4.51 x 1.61 (14'9" x 5'3")

Wooden floor. Doors to all rooms. Storage cupboard and stairs leading to loft room. Smooth painted ceiling. Hanging pendant.

Bedroom One

3.09 x 3.09 (10'1" x 10'1")

Wooden sash window to front elevation. Wooden floor. Radiator. Smooth painted ceiling. Two wall lights.

Bedroom Two

2.74 x 1.90 (8'11" x 6'2")

Wooden patio door leading to SOUTH facing balcony. Wooden floor. Radiator. Smooth painted ceiling. Hanging pendant.

Bathroom

4.00 x 1.32 (13'1" x 4'3")

Obscure wooden sash window to rear elevation. Tiled floor. Radiator. Four piece suite comprising low level WC, wall mounted basin, shower cubicle & freestanding roll top bath. Smooth painted ceiling. Hanging pendant.

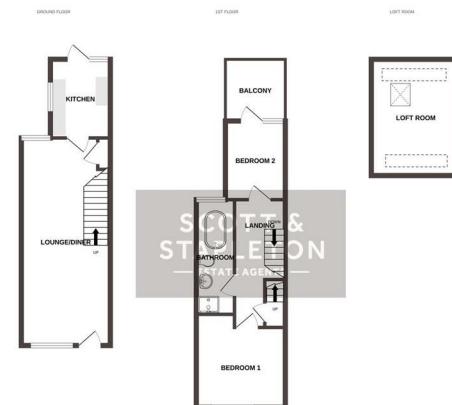
Loft Room

4.06 x 3.05 (13'3" x 10'0")

Approached via space saver staircase. Velux window to rear elevation. Carpet. Eves storage. Smooth painted ceiling. Two wall lights.

Rear Garden

Patio. Shed to remain. Rear access.



Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and are not responsibility for any errors or omissions. The vendor, agent and their employees, do not make any representation about the property and any information given is not a statement of fact. No responsibility can be accepted for any loss arising from the use of this information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
<small>Not energy efficient - higher running costs</small>		
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	
<small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales	EU Directive 2002/91/EC	