SCOTT &
STAPLETON

STATION ROAD

Leigh-On-Sea, SS9 1ST

Offers In Excess Of £400,000

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Scott & Stapleton are excited to offer for sale this semi detached character property in need of complete refurbishment & modernisation.

This sizeable property offers huge potential but currently benefits from 3 double bedrooms, family bathroom, 2 reception rooms, kitchen, conservatory & ground floor cloakroom. There is a good size, west backing rear garden, detached single garage & ample off street parking.

A great opportunity to add serious value for a new owner or for a developer to refurbish and sell on for a substantial profit. Potential for simple modernisation of the current layout or larger development with rear

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A great opportunity to add serious value for a new owner or for a developer to refurbish and sell on for a substantial profit. Potential for simple modernisation of the current layout or larger development with rear ground floor extension, double storey side extension & loft conversion (stpp).

Located in a highly desirable location south of the London Road within easy access of Leigh Broadway, railway station & shops whilst also being in the popular Chalkwell Hall Schools catchment area.

Offered with vacant possession & no onward chain this would be a fabulous chance to purchase a realistically priced, spacious character property in a highly desirable location. Not for the faint hearted but for those willing to roll their sleeves up and get stuck in a great one to go for.

*** CHECK OUT OUR AI GENERATED PHOTOS TO SEE WHAT YOU COULD END UP WITH WITH A BIT OF HARD WORK ***

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.

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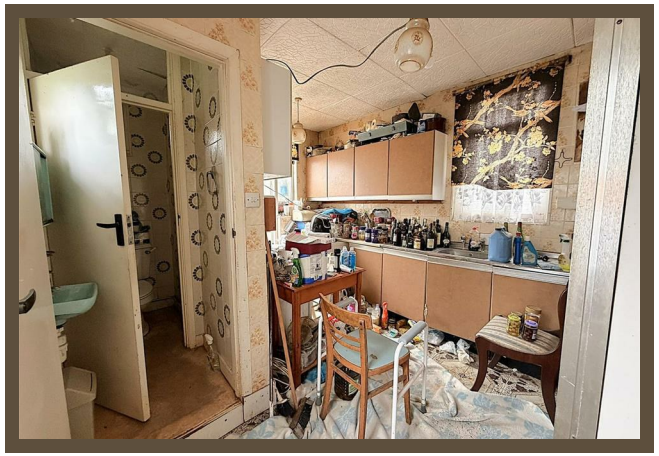


Accommodation comprises
UPVC half double glazed entrance door to porch.

Porch
1.7 x 1.7 (5'6" x 5'6")
UPVC double glazed windows to front & sides. Original half obscure glazed door to entrance hall.

Entrance hall
6.8 x 1.6 (22'3" x 5'2")
Stairs to first floor with understairs storage housing meters.

Lounge
4.4 x 3.3 (14'5" x 10'9")
UPVC double glazed bay window to front.

Dining room
3.7 x 3.3 (12'1" x 10'9")
UPVC double glazed French doors to rear.

Morning room
3.6 x 3 (11'9" x 9'10")
UPVC double glazed bay window to side.

Kitchen
3.2 reducing to 2.1 x 3.8 (10'5" reducing to 6'10" x 12'5")
UPVC half double glazed door to side. Window to side, obscure glazed door to rear to conservatory. Recently fitted boiler (not tested).

Ground floor cloakroom
1.9 x 0.8 (6'2" x 2'7")
Windows to rear & side.

Conservatory
2.7 x 2.6 (8'10" x 8'6")
UPVC conservatory with double glazed french doors to rear on to garden.

First floor landing
4.7 x 1.7 (15'5" x 5'6")
Window to side.

Bedroom 1
3.7 increasing to 4.4 x 5.2 (12'1" increasing to 14'5" x 17'0")
UPVC double glazed bay window to front plus further UPVC double glazed window to front.

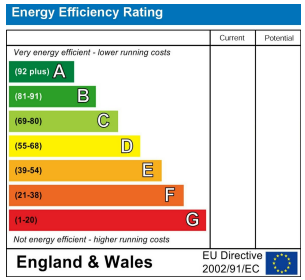
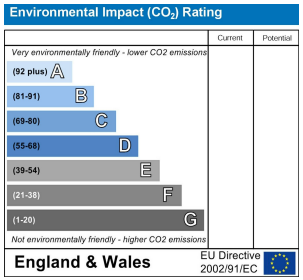
Bedroom 2
3.7 x 3.3 (12'1" x 10'9")
Window to rear.

Bedroom 3
3.8 x 3.1 (12'5" x 10'2")
Window to rear.

Bathroom
2.2 x 2.1 (7'2" x 6'10")
Obscure glazed window to side.

Separate WC
1.3 x 0.8 (4'3" x 2'7")
Obscure glazed window to side. Amazing tiles.

Front garden
Road frontage of approx. 40' with a large driveway providing ample off street parking.

Garage
Detached single garage with pitched roof & up & over door (unable to access).

Rear garden
Larger than average, west backing rear garden extending to approx. 75' x 40'