

**SCOTT &
STAPLETON**

WESTLEIGH AVENUE
Leigh-On-Sea, SS9 2LF
£150,000





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Scott & Stapleton are excited to offer for sale this fabulous opportunity for a self build project or developer to construct a super modern detached home.

This generous plot comes with full planning permission for a bespoke detached house of approx. 800 sq ft with large double bedroom with vaulted ceiling & bathroom to the first floor, great size open plan lounge/dining room & kitchen area to the ground floor plus a useful ground floor cloakroom.

There are also provisions for off street parking & a delightful west backing garden.

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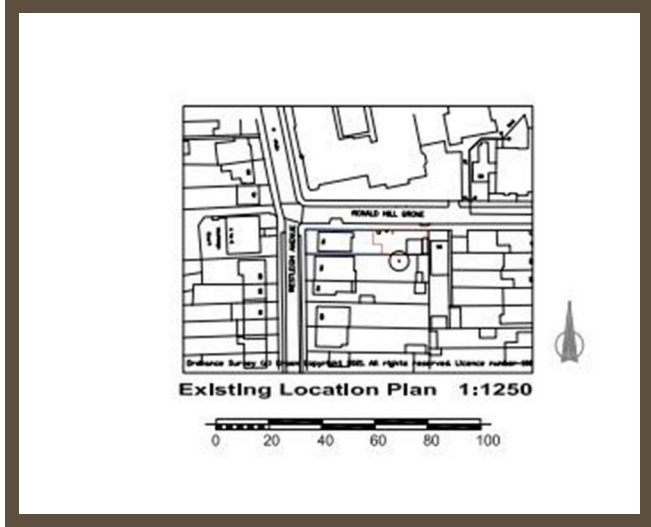
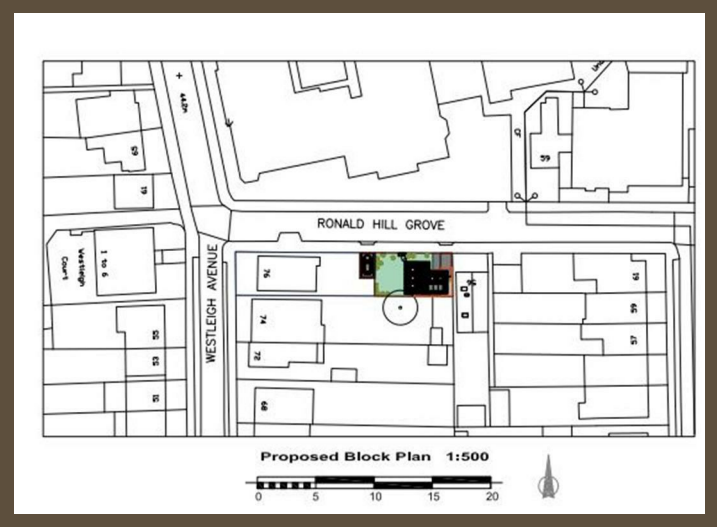
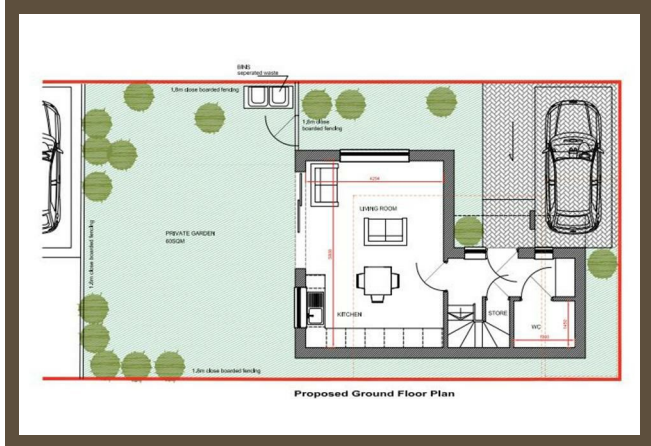
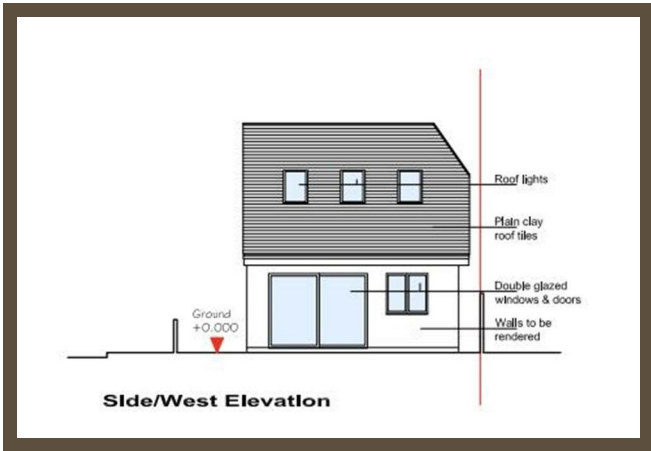
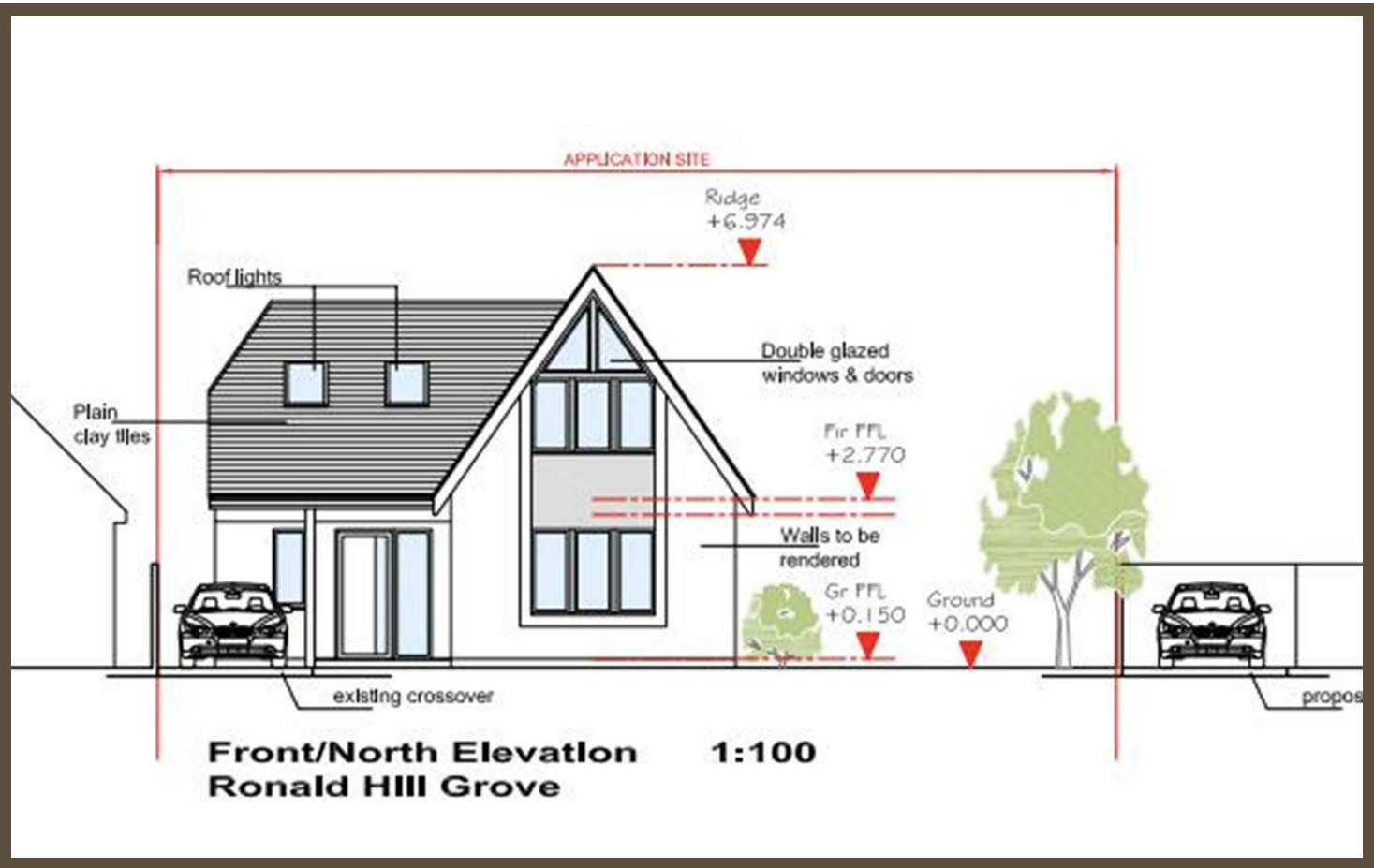
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house of approx. 800 sq ft with large double bedroom with vaulted ceiling & bathroom to the first floor, great size open plan lounge/dining room & kitchen area to the ground floor plus a useful ground floor cloakroom.

There are also provisions for off street parking & a delightful west backing garden.

Located in a highly desirable location within easy walking distance of Leigh on Sea mainline railway station & the ever popular Broadway with an abundance of boutique shops, bars & restaurants. The property is also within the sought after West Leigh Schools catchment area & close to Leigh seafront & local parks.

A great opportunity to build your ideal home in a highly desirable location or a perfect investment to construct and sell on for a tidy profit. The land is available to view and further plans are available.



Proposed accommodation

Entrance hall

Ground floor cloakroom

1.45 x 1.98 (4'9" x 6'5")

Open plan lounge/dining area & kitchen

5.8 x 4.2 (19'0" x 13'9")

First floor landing

Bedroom

5.8 x 3.9 (19'0" x 12'9")

Bathroom

2.89 x 1.8 (9'5" x 5'10")

Planning reference details

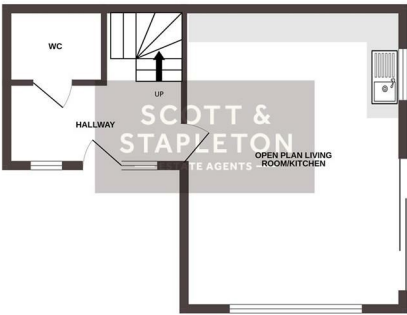
Southend on Sea reference number 24/00531/FUL

<https://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=SB7WFJPAJB400>

N.B

We expect the build costs to be in the region of £120,000 and the end value to be approx. £400,000 giving a potential profit of approx. £130,000.

GROUND FLOOR



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		
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