

SCOTT &
STAPLETON

LEIGH HALL ROAD
Leigh-On-Sea, SS9 1RN
£350,000





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Superb property benefitting from own front door with stairs to first floor landing, large lounge with huge bay window, luxury fitted kitchen/diner with integrated appliances, 4 piece bathroom, good size second bedroom & spectacular top floor master bedroom with vaulted ceiling & feature exposed brick wall.

There are also the added benefits of a front garden, large roof terrace off the kitchen/diner & a share of

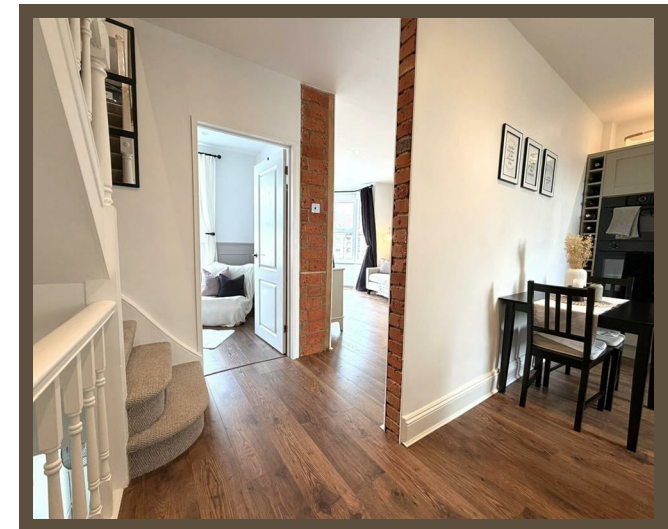
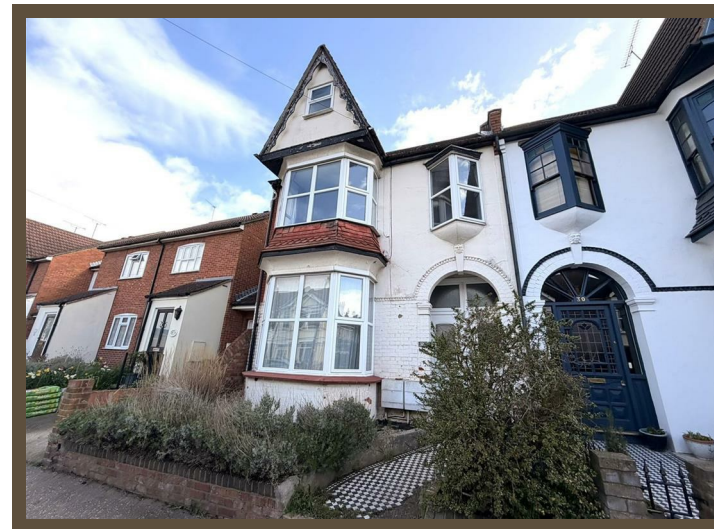
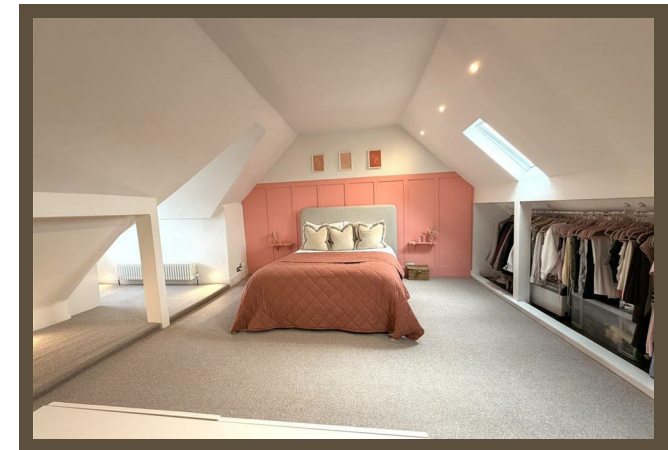
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Easy walking distance of all amenities including mainline railway stations, seafront, parks & local schools.

A great opportunity to purchase a true 'turn key' property of the highest standard. An early internal inspection is strongly advised.



Accommodation comprises

Own UPVC entrance door with obscure glazed inset leading to entrance hall.

Entrance hall

Ornate tiled floor, stairs to first floor landing.

First floor landing

Stairs to second floor. Half wood panelling, laminate flooring, ceiling spotlights. Openings to lounge & kitchen/diner, doors to bathroom & bedroom 2.

Lounge

5 x 3.15 (16'4" x 10'4")

Large UPVC double glazed bay window to front. Bright, well presented room with feature wood panelled wall, laminate flooring, cast iron radiator, ceiling spotlights.

Kitchen/diner

3.81 x 3.4 (12'5" x 11'1")

UPVC half double glazed door to rear on to roof terrace with adjacent UPVC double glazed window. Luxury range of base & eye level Shaker style units with drawer pack, & matching wine rack. Integrated appliances including double electric oven, separate gas hob, extractor fan, fridge/freezer, dishwasher & washing machine. Wall mounted Ideal combination boiler (not tested) in matching cupboard. Wood effect square edge worktops with inset on and a quarter bowl sink unit with matching drainer & mixer tap, ornate tiled splashbacks, laminate flooring, ceiling spotlights.

Roof terrace

Full width roof terrace with timber decking & wooden railings. Ample room for outside dining and loungers.

Bathroom

2.44 x 1.68 (8'0" x 5'6")

Obscure UPVC double glazed window to rear. Luxury white suite comprising of panelled bath with mixer tap, separate

corner shower cubicle, wash hand basin in vanity unit with mixer tap & drawer below & low level WC. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights.

Bedroom 2

2.46 x 2.39 (8'0" x 7'10")

UPVC double glazed Oriel bay window to front. Half wood panelled, laminate flooring, radiator, ceiling spotlights.

Second floor master bedroom

7.09m reducing to to 4.32m x 5.38m (23'3 reducing to to 14'2 x 17'8)

Fabulous room with vaulted ceiling & feature exposed brick wall. Double aspect with UPVC double glazed window to front, 2 Velux style windows to rear. Storage & wardrobe spaces to eaves, part wood panelled, cast iron radiator.

Externally

The property benefits from the front garden.

N.B

The property benefits from a share of freehold.

Any maintenance to the building is split 50/50 with the ground floor as and when required.

Buildings insurance share os approx. £250 per annum.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC		78	England & Wales EU Directive 2002/91/EC
		60	