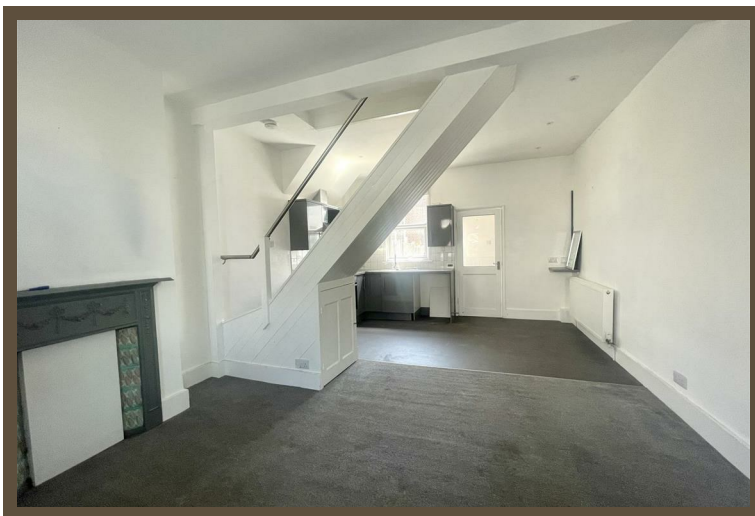


**SCOTT &
STAPLETON**

LEIGH ROAD
Leigh-On-Sea, SS9 1LF
Offers In Excess Of £325,000





LEIGH ROAD

£325,000

LEIGH-ON-SEA, SS9 1LF

Scott & Stapleton are delighted to offer for sale this traditional character cottage situated on the Leigh/Chalkwell borders close to all amenities.

This charming little property offers modern accommodation with open plan lounge & kitchen 20'3 x 13'6, ground floor bathroom & two double bedrooms. The property is set well back from the road with a good size front garden and neat courtyard style rear garden backing directly on to St Michaels church.

Centrally located the cottage is within walking distance of all amenities including Chalkwell mainline railway station, seafront, park & the popular Leigh Road & Broadway shopping & leisure facilities.

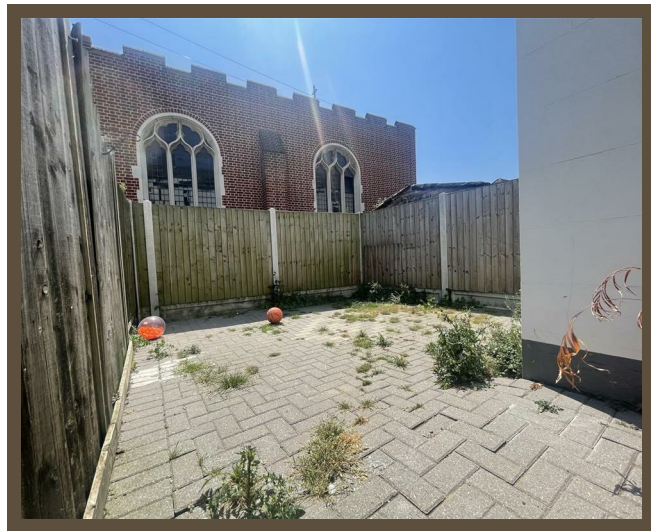
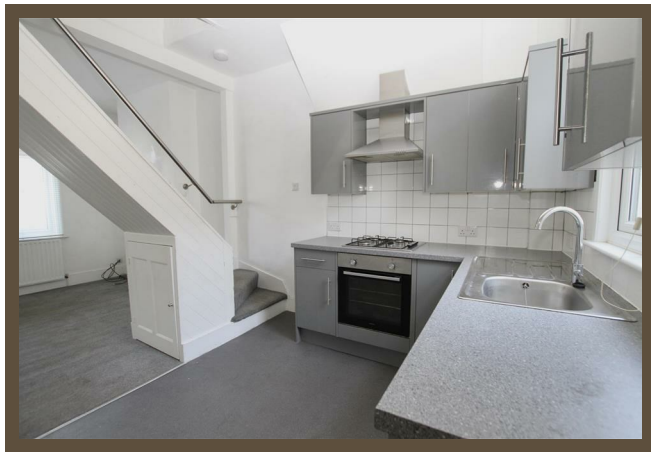
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Accommodation comprises

Half glazed entrance door leading to porch.

Porch

1.37m x 0.76m (4'6 x 2'6)

Obscure glazed windows to front & side. Half obscure glazed door leading to lounge.

Open plan lounge/kitchen

6.17m x 4.11m (20'3 x 13'6)

Lounge area

4.11m x 3.56m (13'6 x 11'8)

UPVC double glazed window to front. Feature Victorian fireplace, radiator, stairs to first floor. Open plan to kitchen area.

Kitchen area

4.11m x 2.62m (13'6 x 8'7)

UPVC double glazed window to rear. Range of base & eye level units with spaces for washing machine & fridge/freezer. Integrated stainless steel electric oven with separate gas hob & extractor over. Square edge worktops with stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, radiator, ceiling spotlights. Door to lobby.

Lobby

1.02m x 0.99m (3'4 x 3'3)

Door to bathroom, half glazed door on to rear garden.

Ground floor bathroom

2.03m x 1.88m (6'8 x 6'2)

Obscure UPVC double glazed window to side. White suite comprising of panelled bath with mixer tap, shower attachment & glass screen, pedestal wash hand basin & low level WC. Part tiled walls, heated towel rail, extractor fan.

First floor landing

Loft access, panelled doors to both bedrooms.

Bedroom 1

4.11m x 2.67m (13'6 x 8'9)

Two UPVC double glazed windows to front. Feature Victorian fireplace, radiator, built in wardrobe, picture rail

Bedroom 2

4.11m x 2.51m (13'6 x 8'3)

Two UPVC double glazed windows to rear. Feature Victorian fireplace, built in cupboard housing Vaillant combination boiler (not tested), radiator, picture rail.

Rear garden

4.19m x 4.19m (13'9 x 13'9)

Neat courtyard style block paved south facing rear garden backing directly on to St Michaels & All Angels church. Fully fenced.

Front garden

4.80m x 4.19m (15'9 x 13'9)

Neat front garden with block paving and mature shrubs. Timber fencing to front boundary.

