

SCOTT &  
STAPLETON

RECTORY GROVE  
Leigh-On-Sea, SS9 2HE  
£1,250 PCM





## RECTORY GROVE

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**£1,250**

**pcm**

Nestled in the charming area of Rectory Grove, Leigh-On-Sea, Essex, this delightful flat offers two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The layout of the flat maximises space, creating a homely atmosphere that is both practical and appealing.

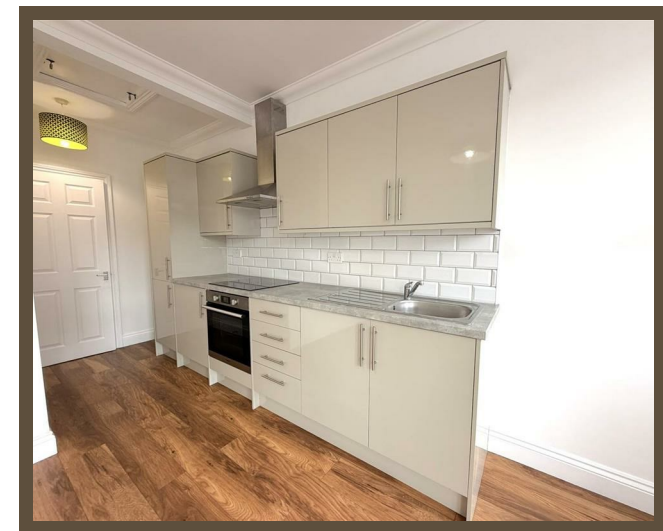
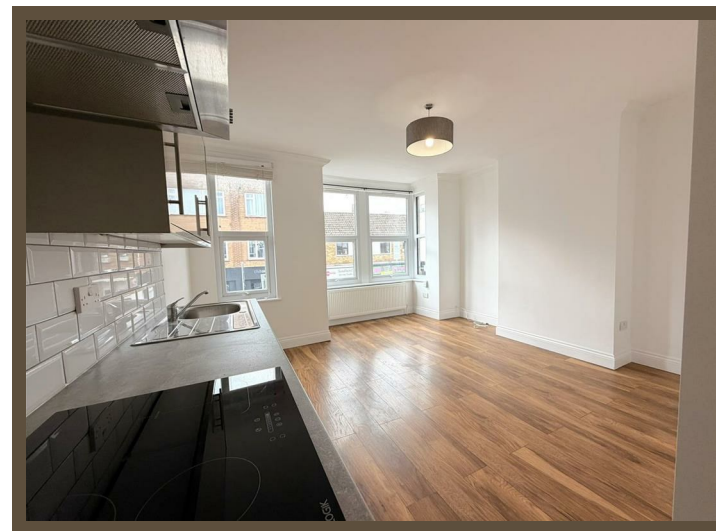
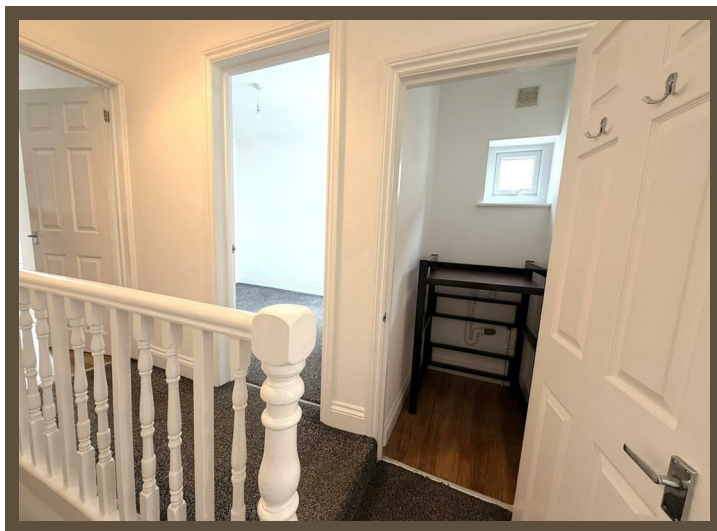
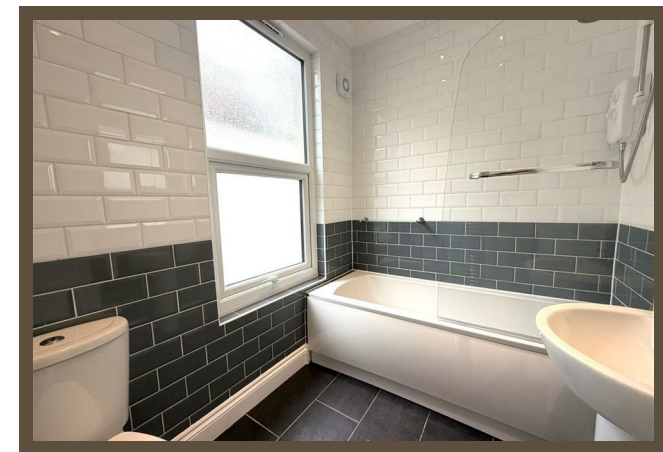
Leigh-On-Sea is renowned for its picturesque seafront and vibrant community, making it an excellent choice for those who appreciate coastal living. The area boasts a variety of local amenities, including shops, cafes, and parks, all within easy reach. Additionally, the transport links are superb, allowing for convenient access to nearby towns and cities.

Scott & Stapleton are delighted to offer for rent this superb first floor apartment situated within the very heart of Leigh on Sea.

This fabulous property has recently been redecorated throughout and offers clean & contemporary accommodation of the highest standard. The accommodation comprises of 2 good size bedrooms, a luxury fitted bathroom plus a large open plan lounge with modern fitted kitchen and a useful utility cupboard.

There are an abundance of bars, restaurants, gyms & local shops all on the doorstep whilst Leigh railway station & seafront are also within a short walk.

Available immediately this would be an ideal first rental. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance with personal door leading to stairs & first floor landing.

First floor landing

5.4 x 1.5 (17'8" x 4'11")

Split level with large built in utility cupboard with space & plumbing for washing machine. Radiator, coved ceiling. Panelled doors to all rooms.

Open plan lounge/kitchen

4.3 x 4.2 increasing to 5.2 (14'1" x 13'9" increasing to 17'0")

Bright room with large UPVC double glazed bay window to front plus further UPVC double glazed window to front. Radiator, coved ceiling. Luxury range of base & eye level units with matching drawer pack, integrated electric oven, separate hob & extractor fan, space for fridge/freezer. Square edge worktop with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, loft access.

Bedroom 1

3.4 x 2.5 (11'1" x 8'2")

UPVC double glazed window to rear. Radiator, coved ceiling.

Bedroom 2

3.4 x 2.5 (11'1" x 8'2")

UPVC double glazed window to rear. Radiator, coved ceiling.

Bathroom

2.4 x 1.8 (7'10" x 5'10")

Obscure UPVC double glazed window to side. Luxury white suite comprising of panelled bath wth mixer tap, separate electric shower over & glass screen, low level WC & pedestal wash hand basin with mixer tap. Fully tiled walls & floor, heated towel rail, mirror fronted wall mounted cupboard, coved ceiling, ceiling spotlights, extractor fan.

