

**SCOTT &  
STAPLETON**

**VICTOR LODGE**  
Leigh-On-Sea, SS9 1PP  
**£450,000**







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This super property has recently undergone a comprehensive refurbishment programme to the highest standards and benefits from bright & airy luxury finished accommodation.

The property comprises of 2 double bedrooms, both with fitted wardrobes, a stunning shower room, large double aspect lounge/diner with Juliette balcony & estuary views plus a luxury fitted kitchen with quality

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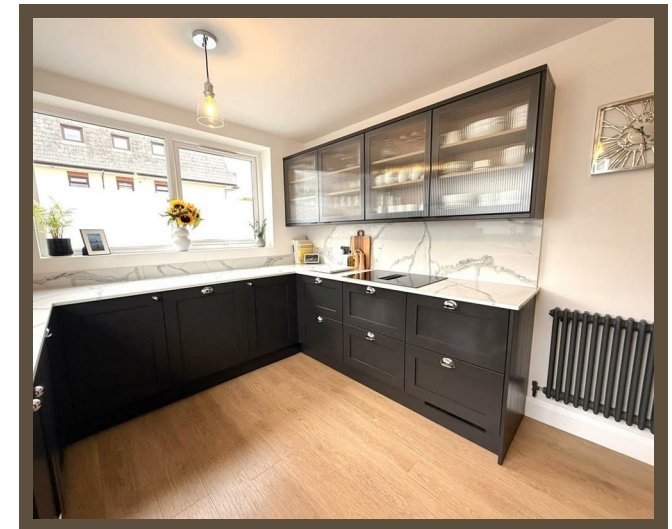
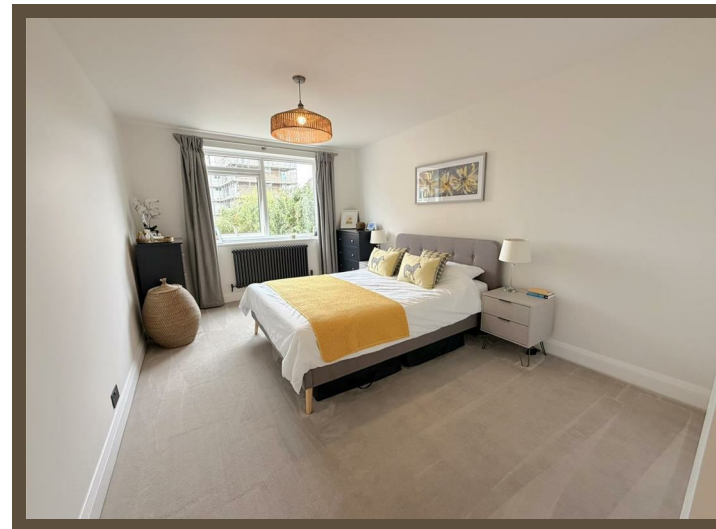
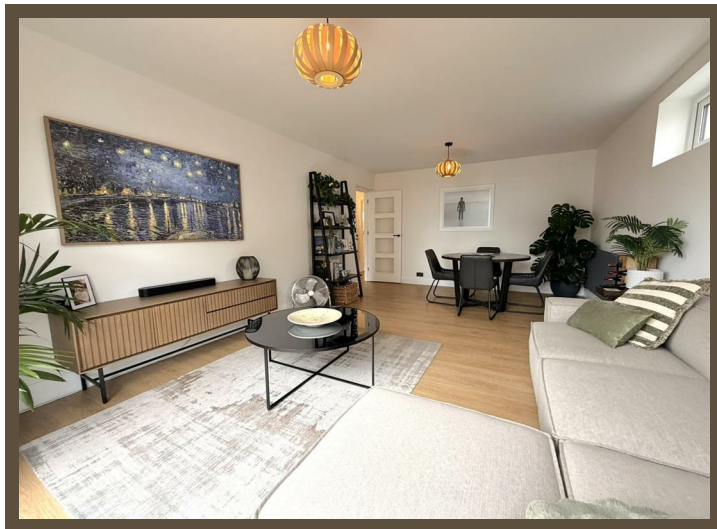
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The property comprises of 2 double bedrooms, both with fitted wardrobes, a stunning shower room, large double aspect lounge/diner with Juliette balcony & estuary views plus a luxury fitted kitchen with quality integrated appliances.

There are also the added bonuses of 2 off street parking spaces, well tended communal gardens, a long lease & reasonable annual service charges.

Located in a central & convenient location the property is within easy walking distance of Chalkwell railway station & seafront whilst Leigh Broadway is on the doorstep with its abundance of independent shops, bars & restaurants.

A fabulous opportunity to purchase a true 'turn key' apartment of the highest quality. This would be an ideal downsizing option or lock up & leave. An early internal inspection is strongly advised.





Accommodation comprises

Communal entrance with stairs to all floors. Personal entrance door with spyhole leading to entrance hall

Entrance hall

Large built in cupboard housing meters with lighting, further cloaks cupboard with lighting, Amtico flooring, intercom system, cast iron radiator. Modern solid wood doors to all rooms.

Lounge/diner

5.99m x 3.81m (19'8 x 12'6)

Bright south facing room with large UPVC double glazed patio doors with Juliette balcony affording views towards the Thames estuary, further UPVC double glazed window to side. Amtico flooring, cast iron radiator.

Kitchen

4.01m x 2.87m (13'2 x 9'5)

Double aspect room with UPVC double glazed windows to rear & side. Luxury fitted Shaker style solid wooden units to both base & eye level with ample storage including deep pan drawers & glazed units. High quality integrated appliances including double electric oven, separate induction hob with extraction, dishwasher, washer/dryer & fridge freezer, wall mounted, newly fitted Vaillant combination boiler in matching cupboard. Quartz worktops with matching upstand, iset granite sink with mixer tap, Amtico flooring, cast iron radiator.

Bedroom 1

5.38m x 3.15m (17'8 x 10'4)

UPVC double glazed south facing window with views towards the Thames. Cast iron radiator, large luxury built in double wardrobe.

Bedroom 2

4.72m x 2.67m (15'6 x 8'9)

UPVC double glazed south facing window with views towards the Thames. Cast iron radiator, large built in wardrobe.

Shower room

2.8 x 1.7 (9'2" x 5'6")

Two obscure UPVC double glazed windows to rear. Stunning room with large walk in shower with oversized shower head, wall mounted wash hand basin in vanity unit with mixer tap & drawer below & low level WC with concealed cistern. Opulent tiling to walls & floor, heated towel rail.

Eternally

The development is surrounded by well tended communal gardens. There are 2 off street parking spaces. One open and approached via Victor Drive, the other undercover and approached via Grand Drive.

Lease details

The vendor informs us that there is approximately 143 years remaining of the lease.  
The service charge is approximately £500 per quarter.

N.B

Useful information:

All walls & ceilings replastered & colour drenched in Little Greene's Slaked Lime throughout.  
All Doors and woodwork replaced throughout - solid engineered, including front door with security locks.  
New radiators throughout.  
Amtico flooring to hall, kitchen & lounge/diner.

Kitchen

Solid wood cabinetry (Chilcomb)  
Noblestone quartz worktops  
White granite sink with Lusso pull out mixer tap  
Bosch fridge/freezer  
Bosch dishwasher  
Neff double oven  
AEG venting induction hob  
AEG washer/dryer  
New windows with privacy glass  
New Vaillant combi boiler

Bedrooms

Double hanging rail in double wardrobe to main bedroom  
Double hanging rail in single wardrobe to second bedroom

Bathroom

Tavistock Axiom concealed shower  
Tavistock wall hung WC  
Lusso fittings  
Stainless steel duel fuel radiator  
Roper Rhodes illuminated cabinet  
New windows

