

SCOTT &
STAPLETON

LITTLE HAYS
Leigh-On-Sea, SS9 4SF
£430,000





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Welcome to this charming detached house located in the picturesque area of Little Hays, Leigh-On-Sea, perfect for a family looking for a new home.

As you step inside, you are greeted by a newly refurbished interior that exudes modern elegance. The property features one reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to unwind and make their own.

The newly modern open plan kitchen is a standout feature of this home, offering a stylish and functional



Entrance hall

1.65m x 1.55m (5'5 x 5'1)

Ground floor cloakroom

1.60m x 1.24m (5'3 x 4'1)

Lounge area

4.17m x 4.14m (13'8 x 13'7)

Dining area

3.63m x 2.67m (11'11 x 8'9)

Kitchen

2.92m x 2.72m (9'7 x 8'11)

First floor landing

2'1 x 2 (6'6" x 3'3" x 6'6")

Bedroom 1

4.3 x 2.8 (14'1" x 9'2")

Bedroom 2

2.9 x 2.9 (9'6" x 9'6")

Bedroom 3

2.1 x 2.2 increasing to 3.3 (6'10" x 7'2" increasing to 10'9")

Bathroom

2.1 x 1.6 (6'10" x 5'2")

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	