

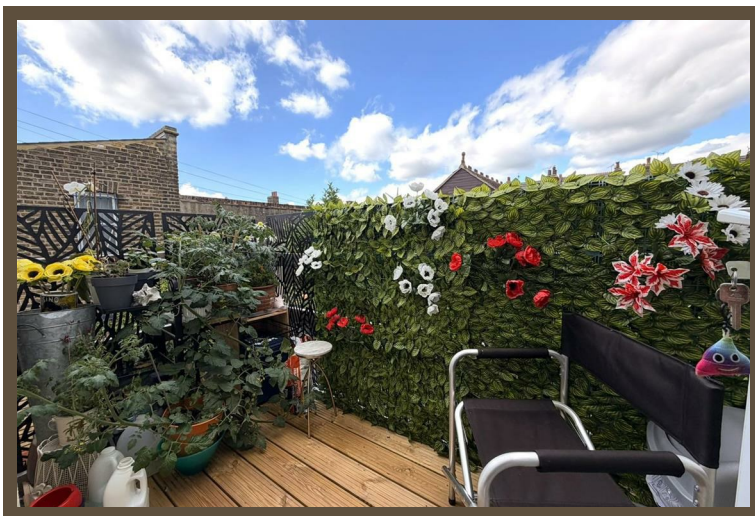
SCOTT &
STAPLETON

LEIGH HALL ROAD

Leigh-On-Sea, SS9 1RL

Offers In Excess Of £299,995





LEIGH HALL ROAD

£299,995

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Scott & Stapleton are delighted to offer for sale this bright & airy first floor apartment situated just yards from the ever popular Leigh Broadway.

This super property benefits from 2 good size bedrooms, the master having luxury fitted wardrobes, a large lounge/diner with impressive bay window, modern fitted kitchen, 4 piece bathroom plus further WC & the added bonus of a west facing balcony.

Within just a few minutes walk from Leigh Broadway's abundance of boutique shops, bars & restaurants with Leigh station, Old Town and seafront also within a short walk.

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With the benefit of a share of freehold & having no annual service charges this is a great opportunity for a first time buyer or as a downsizing option. A fabulous first floor apartment in excellent condition and in a highly desirable location, an early internal inspection is strongly advised.



Accommodation comprises

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

First floor landing

3.4 x 1.8 (11'1" x 5'10")

Obscure UPVC double glazed door to rear leading to balcony. Radiator, coved ceiling. Panelled doors to all rooms.

Lounge/diner

5.4 max x 4.8 (17'8" max x 15'8")

Lovely, bright room with large UPVC double glazed bay window to front with further UPVC double glazed window also to front. Two double radiators. Open archway in to kitchen.

Kitchen

3.4 x 1.9 (11'1" x 6'2")

UPVC double glazed window to rear. Galley style kitchen with modern base & eye level units to 2 walls with matching drawer pack & full height wine rack. Integrated electric oven, separate 5 ring gas hob & extractor fan, housing for fridge/freezer, space for washing machine. Roll edge worktop with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, recently fitted Ideal boiler in matching cupboard, tiled floor, coved ceiling with ceiling spotlights.

Bedroom 1

3.7 x 3.4 (12'1" x 11'1")

UPVC double glazed window to front. Luxury range of full height fitted wardrobes with matching dressing table, dado rail, radiator.

Bedroom 2

3.6 x 2.4 (11'9" x 7'10")

UPVC double glazed window to rear. Radiator

Bathroom

3.3 x 1.4 (10'9" x 4'7")

Obscure UPVC double glazed window to rear. Luxury white suite comprising of panelled bath with mixer tap, separate double shower cubicle, low level WC & wash hand basin in vanity unit with mixer tap & cupboards below. Fully tiled walls, & floor, radiator plus heated towel rail. Coved ceiling with ceiling spotlights.

WC

1.4 x 0.8 (4'7" x 2'7")

Obscure UPVC double glazed window to rear. Low level WC, wall mounted wash basin with mixer tap, Half tiled walls, coved ceiling with ceiling spotlights.

Balcony

2.6 x 1.3 (8'6" x 4'3")

Sunny, west facing balcony with decked flooring & timber balustrade.

Lease details

The property benefits from a share of freehold so there are no annual ground rent charges.
No annual service charge, any maintenance required is split with the ground floor property.

