

SCOTT &
STAPLETON

MARINERS
Leigh on Sea, SS9 1BB
£550,000





MARINERS

£550,000

LEIGH ON SEA, SS9 1BB

Scott & Stapleton are delighted to offer for sale this super seafront apartment benefitting from fabulous, far reaching estuary views.

This super property is within a highly desirable development in one of Leigh's most prestigious roads and offers good size accommodation. There are 2 bedrooms, modern fitted bathroom, large lounge/diner & fitted kitchen with integrated appliances.

There are also the added bonuses of a great size, south facing balcony, 2 allocated off street parking spaces & a share of freehold.

Scott & Stapleton are delighted to offer for sale this super seafront apartment benefitting from fabulous, far reaching estuary views.

This super property is within a highly desirable development in one of Leigh's most prestigious roads and offers good size accommodation. There are 2 bedrooms, modern fitted bathroom, large lounge/diner & fitted kitchen with integrated appliances.

There are also the added bonuses of a great size, south facing balcony, 2 allocated off street parking spaces & a share of freehold.

The property is ideally positioned for all amenities including Chalkwell station, seafront & the ever popular Leigh Broadway with an abundance of boutique style shops, bars & restaurants.

Offered with vacant possession & no onward chain this is a great opportunity to purchase a sizeable flat in a sought after development. An early internal inspection is strongly advised.



Accommodation comprises

Communal Entrance door leading to communal entrance hall. Stairs to all floors, personal entrance door leading to:

Entrance hall

2.1 x 1.7 (6'10" x 5'6")

Intercom system, radiator, large fitted airing cupboard with radiator, further fitted storage cupboard.

Lounge/diner

5.9 max x 5.8 (19'4" max x 19'0")

Fabulous, bright room with superb uninterrupted estuary views. Two sets of UPVC double glazed patio doors to front on to balcony, further UPVC double glazed windows to front & side. 2 radiators, coved ceiling, fitted cupboard housing wall mounted combination boiler (not tested). Open plan in to kitchen/breakfast area.

Balcony

4.5 x 2.2 (14'9" x 7'2")

South facing balcony with glorious views.

Kitchen/breakfast area

3.9 x 2.2 (12'9" x 7'2")

UPVC double glazed window to side. Range of Shaker style base & eye level units with matching drawer packs & corner carousel storage. Integrated appliances including electric oven, separate electric hob, extractor fan, fridge/freezer & washing machine. Granite worktops with matching breakfast bar, inset stainless steel sink with mixer tap, tiled splashbacks, radiator, coved ceiling.

Bedroom 1

4 x 3.1 (13'1" x 10'2")

UPVC double glazed window to rear. Fitted double wardrobe with mirror fronts, radiator.

Bedroom 2

3 x 2.6 (9'10" x 8'6")

UPVC double glazed window to rear. Radiator.

Bathroom

1.9 x 1.7 (6'2" x 5'6")

White suite comprising of P shaped panelled bath with mixer tap, shower attachment & glass screen, pedestal wash hand basin with mixer tap & low level WC. Fully tiled walls & floor, heated towel rail, mirror front, wall hung storage cupboard, shave point, extractor fan.

Externally

The property benefits from 2 allocated parking spaces & well tended communal gardens to front & back.

Lease details

The vendor informs us of:

Share Of Freehold - The property comes with a share of the freehold 199 years remaining on the lease. Each resident of the block contributes £300 per quarter into a sinking fund. From this the buildings insurance is paid along with the water and sewerage rates, communal lighting and communal cleaning.

