

SCOTT &
STAPLETON

FAIRLEIGH DRIVE
Leigh-On-Sea, SS9 2HZ
£350,000





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This super property is extremely well presented with spacious accommodation including to the first floor a large lounge/diner with feature fireplace & bay window, good size kitchen/breakfast room with west facing balcony, large double bedroom & bathroom whilst the top floor has a further double bedroom with vaulted ceiling, & exposed beams.

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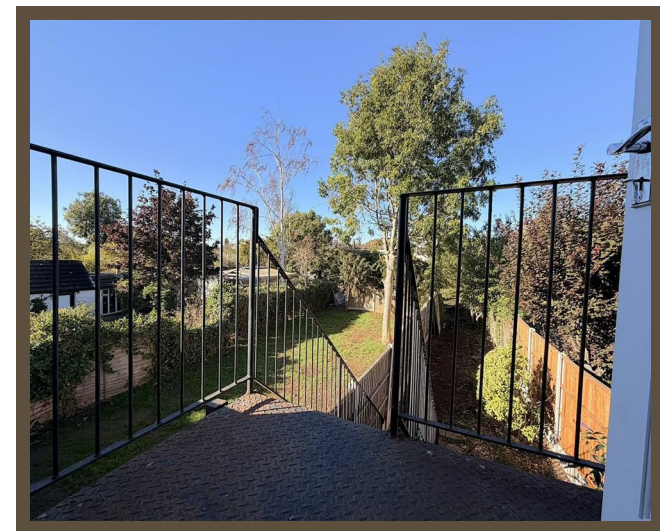
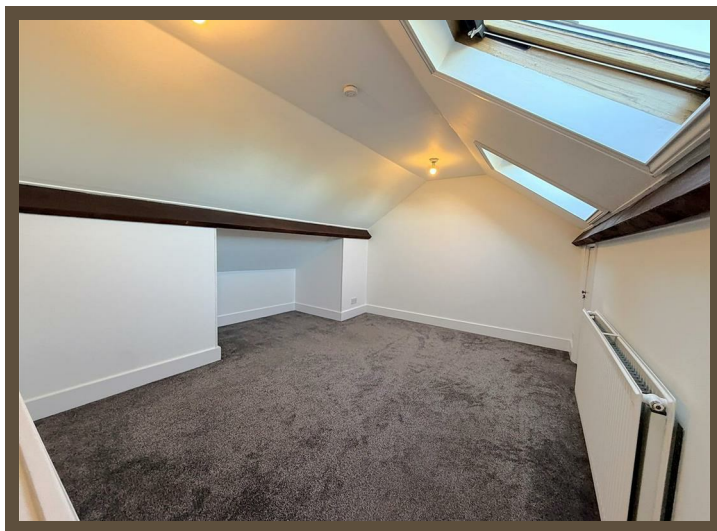
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The property is located in a highly desirable location within the popular West Leigh Schools catchment area and in walking distance of Leigh mainline railway station, Old Town & Broadway.

Benefitting from a share of freehold & being offered with no onward chain this is a great opportunity for a first time buyer or as a downsizing option. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance with personal door leading to ground floor entrance hall with space to hang coats & shoe storage. Stairs to first floor landing.

First floor landing

5.8 x 1.7 (19'0" x 5'6")
Bright, spacious split level landing with storage cupboard & further built in cupboard with meters, radiator, dado rail. Stripped panelled doors to rooms.

Lounge/diner

5.3 x 4.1 max (17'4" x 13'5" max)
Fabulous, full width room with large UPVC double glazed Sash bay window to front plus further UPVC double glazed Sash window to front affording a great deal of light. Feature exposed brick fireplace, 2 radiators, stairs to second floor.

Kitchen/breakfast room

3.3 x 3.3 (10'9" x 10'9")
UPVC double glazed window to rear, half double glazed door to rear on to balcony. Range of base & eye level units with matching drawer pack, integrated electric oven, separate gas hob & extractor fan. Spaces for washing machine & fridge/freezer, roll edge worktops with tiled splashbacks, inset sink unit with matching drainer & mixer tap, wall mounted Vaillant boiler (not tested), radiator.

Bedroom

3.5 x 3.4 (11'5" x 11'1")
Large double bedroom with UPVC double glazed Sash window to rear. Radiator.

Bathroom

2 x 1.9 (6'6" x 6'2")
Obscure UPVC double glazed window to side. White suite comprising of panelled bathw ith mixer tap & shower attachment, pedestal wash hand basin & low level WC. Tiled walls, radiator, extractor fan.

Second floor bedroom

4.9 x 2.9 (16'0" x 9'6")
2 Velux style windows to rear. Eaves storage cupboards, radiator, feature exposed beams & brick wall.

Balcony

1.2 x 6 (3'11" x 19'8")
Approached via kitchen/breakfast room. West facing with steps down giving direct access to private garden.

Garden

Own private rear garden of a westerly aspect. Huge, secluded area, fully fenced.

