£700,000

84/84a Undercliff Gardens, Leigh-On-Sea, SS9 1ED

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CASH BUYERS ONLY. Sorrell are favoured with instructions to offer sale this semi detached house arranged as 2 vacant self contained flats. Prime location with extensive estuary views and enormous potential. Further details available on request.

Ground floor flat
Door to

Kitchen
11'5" x 10'4" (3.50 x 3.15)
Fitted with cupboard and draw units, sink unit, radiator, glazed window to rear, door through to innder lobby with doors off onto

Lounge
18'2" max x 14'0" max (5.54 max x 4.27 max)
Double glazed bay window to fromnt with estuary views, laminate flooring, radiator, door to lobby with dounle glazed door to rear garden

Bedroom One
Double glazed window to rear with views, leadlite window to side

Bedroom Two
Opaque glazed window and door to rear access, radiator

Bathroom/wc
Panalled bath, pedastal wash hand basin, closed coupled wc radiator, opaque glazed window to side

First floor flat
Split level entrance hall

Lounge
11'6" x 12'2" to alcove (3.51 x 3.72 to alcove)
Double glazed window and door leading to balcony with panoramic estuary views, double glazed window to side, radiator

Bedroom One
14'11" x 12'4" max (4.57 x 3.77 max)
Double glazed window to front with estuary views, radiator, fitted cupboards

Bedroom Two
11'3" x 8'3" (3.43 x 2.54)
Double glazed leadlite windows to rear, built in cupboard, radiator

Kitchen
10'3" x 6'11" (3.13 x 2.12)
Double glazed window to rear, built in electric oven and hob, sink unit, plumbing for washing machine, cupboard and draw units

Bathroom/wc
10'5" x 5'11" (3.18 x 1.82)
Panalled bath with electric shower over, pedastal wash hand basin, closed coupled wc, opaque double glazed window to side and rear, radiator

Externally

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC