

**SCOTT &  
STAPLETON**

**LEIGH HILL**  
Leigh-On-Sea, SS9 2DH  
**£550,000**





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Scott & Stapleton are excited to offer for sale this slice of Leigh on Sea's history. A charming traditional fisherman's cottage in the heart of the Leigh Conservation Area with breathtaking estuary views.

This delightful property is offered with vacant possession & no onward chain and has huge scope & potential for extensions & improvements (stpp).

The ground floor has an impressive 23'6 x 11'2 lounge/diner & fitted kitchen whilst the first floor has a good size double bedroom with fitted wardrobes & 4 piece bathroom.

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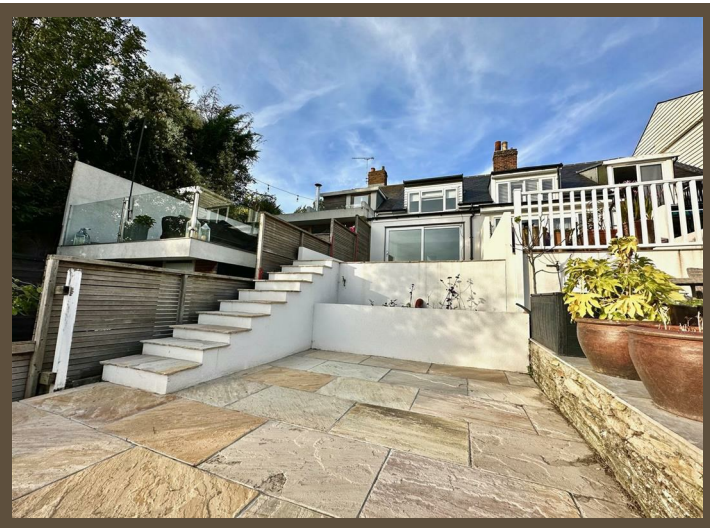
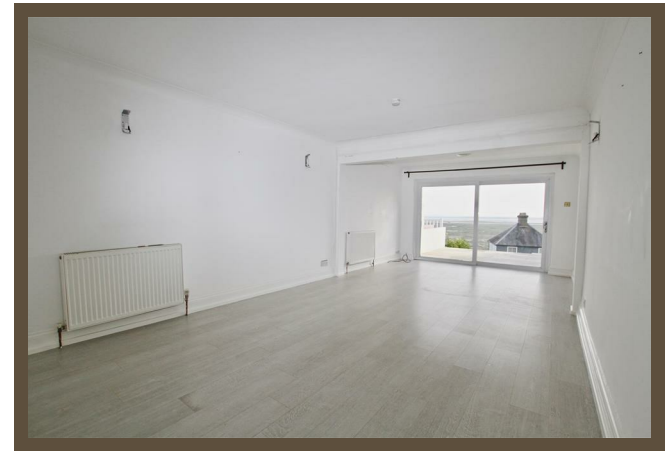
This delightful property is offered with vacant possession & no onward chain and has huge scope & potential for extensions & improvements (stpp).

The ground floor has an impressive 23'6 x 11'2 lounge/diner & fitted kitchen whilst the first floor has a good size double bedroom with fitted wardrobes & 4 piece bathroom.

There is a fabulous south facing raised sun terrace ideal for watching the sun sets over the water and further patio area for sunbathing or relaxing. There is an additional courtyard garden to the rear plus off street parking.

Situated in the heart of Leigh on Sea within yards of Leigh Broadway, beach & Old Town whilst Leigh station is also within a few minutes walk.

A truly unique opportunity to purchase a fabulous property with breathtaking views. An early internal inspection is strongly advised.



## Accommodation comprises

Approached from the rear via a half glass stable door with steps down leading to kitchen.

## Kitchen

3.40m x 3.15m (11'2 x 10'4)

Stairs to first floor. Range of base & eye level units with drawer pack & integrated appliances including stainless steel electric oven & separate electric hob. Spaces for dishwasher, washing machine, fridge & freezer. Wood effect worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks. Opening in to lounge/diner.

## Lounge/diner

7.16m x 3.40m (23'6 x 11'2)

Impressive room with UPVC double glazed patio doors to front on to sun terrace benefitting from magnificent views. Laminate flooring, tow radiators, wall lights, thermostat control.

## Raised sun terrace

5.08m x 4.01m (16'8 x 13'2)

Magnificent south facing sun trap with stunning uninterrupted estuary views. York stone tiling, steps down to remainder of garden.

## First floor landing

Doors to bedroom & bathroom.

## Master bedroom

4.50m x 3.40m (14'9 x 11'2)

UPVC double glazed window to front with stunning views. Built in wardrobes, radiator.

## Bathroom

2.62m x 2.59m (8'7 x 8'6)

Obscure double glazed window to rear. White suite comprising of panelled bath, low level WC, wash hand basin in vanity unit & separate shower cubicle. Two large storage cupboards, part tiled walls, radiator, loft access.

## Front garden

Terraced south facing front garden with raised beds, patio areas and fabulous views.

N.B We understand from the vendors that there is current planning permission for further off street parking to the front from Leigh Hill.

## Rear garden

Secluded courtyard garden with outside tap & brick built outbuilding.

## Off street parking

Hardstanding to the rear offering additional off street parking, steps down to property.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>87</b>	
		<b>60</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC