

SCOTT &  
STAPLETON

UNDERCLIFF GARDENS  
Leigh-On-Sea, SS9 1ED  
Offers In Excess Of £700,000





## UNDERCLIFF GARDENS

**£700,000**

LEIGH-ON-SEA, SS9 1ED

Scott & Stapleton are delighted to offer for sale probably the last opportunity to develop a detached property in Leigh's most sought after location benefitting from superb uninterrupted estuary views.

This delightful character property is in need of full refurbishment, modernisation or more probably redevelopment but occupies an impressive south facing, secluded plot of approx. 35' x 150' with ample room for parking & garaging from Grand Parade.

Leigh's most sought after location being centrally located and in easy walking distance of Leigh Broadway, Chalkwell stations and right on the seafront.

Offered with vacant possession & no onward chain this is a truly unique opportunity for a purchaser to build a statement home in a prized location. An early internal inspection is strongly advised

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## Accommodation comprises

Half obscure glazed door leading to rear porch.

## Rear porch

2.49m x 1.04m (8'2 x 3'5)

Windows to rear. Fitted cloaks cupboard. Glazed door with adjacent windows leading to dining room.

## Dining room

3.48m x 3.28m (11'5 x 10'9)

Internal glazed double doors with adjacent windows in to lounge. Feature fireplace, radiator.

## Lounge

5.11m x 4.47m (16'9 x 14'8)

UPVC double glazed bay window to front with glorious elevated views. Feature fireplace, 2 radiators.

## Kitchen

3.86m x 2.18m (12'8 x 7'2)

Window to rear. Range of base & eye level units, electric double oven, gas hob, spaces for fridge & freezer, worktops with inset stainless steel sink unit, part tiled walls, floor standing Kingfisher boiler. Obscure glazed door to lean to/utility room.

## Inner hallway

5.28m x 3.02m (17'4 x 9'11)

Half glazed door with adjacent windows to front in to front porch. Stairs to first floor with understairs storage, feature fireplace, picture rail.

## Front porch

3.25m x 0.97m (10'8 x 3'2)

UPVC double glazed patio doors to front with super estuary views. Further UPVC double glazed full height windows to front & side.

## Lean to/utility room

5.49m x 1.07m increasing to 2.03m (18' x 3'6 increasing to 6'8)

Doors to front & rear on to gardens, space for washing machine. This part of the property is made of quite basic construction.

## First floor landing

Radiator, large airing cupboard with foam lagged copper cylinder, loft access. Panelled doors to all rooms.

## Bedroom 1

3.84m x 3.53m (12'7 x 11'7)

Half glazed door with adjacent windows to front in to enclosed balcony. Fitted wardrobes to 2 walls, radiator.

## Enclosed balcony

4.37m x 1.02m (14'4 x 3'4)

UPVC double glazed window to front with stunning views. Built in storage cupboards.

## Bedroom 2

2.67m x 2.21m (8'9 x 7'3)

UPVC double glazed window to rear. Built in wardrobe, radiator.

## Bathroom

2.62m x 2.21m (8'7 x 7'3)

Obscure UPVC double glazed window to rear. Suite comprising of panelled bath, separate shower cubicle, pedestal wash hand basin & low level WC. Tiled walls, radiator.

## Front garden

Good size front garden laid to well tended lawn with direct views over the Thames eastuary.

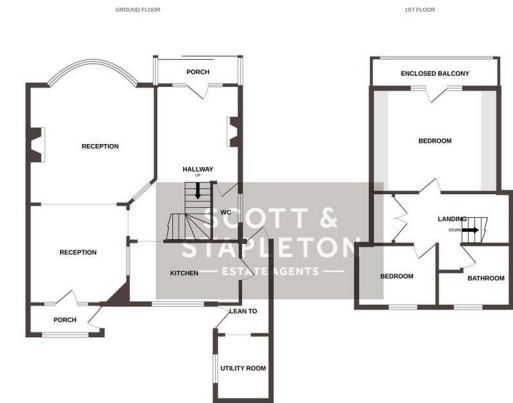
## Rear garden

Generous rear garden in excess of 100' with numerous steps

down to property. Mature trees, shrubs & flowers, well tended lawn. A number of timber sheds & workshops, outside tap & lighting.

## Parking facilities

Dropped kerb from Grand Parade providing off street parking in front of detached garage which is currently in very poor condition.



Energy Rating has been calculated based on the average of the predicted and actual energy consumption. It is based on the assumption that the property is occupied by a typical household. The energy rating is based on the predicted energy consumption of the property. The energy rating is based on the predicted energy consumption of the property. The energy rating is based on the predicted energy consumption of the 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>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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