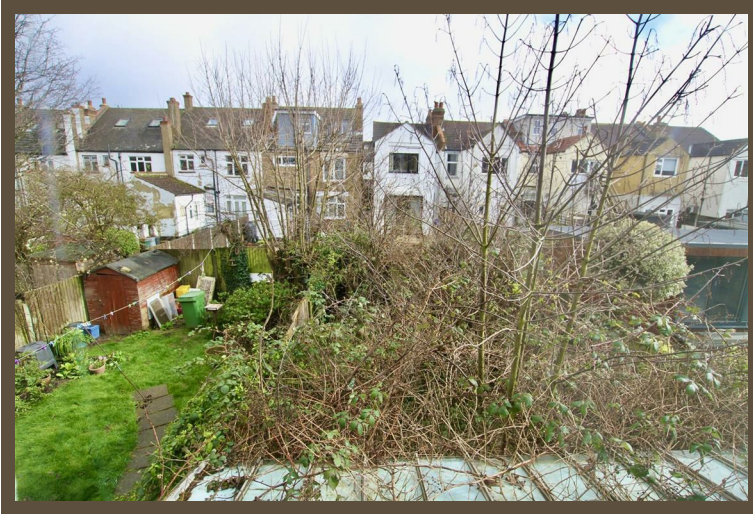


SCOTT &  
STAPLETON

LEIGH HALL ROAD  
Leigh-On-Sea, SS9 1QZ  
Offers In Excess Of £400,000





## LEIGH HALL ROAD

**£400,000**

LEIGH-ON-SEA, SS9 1QZ

Scott & Stapleton are excited to offer for sale this true 'doer upper' located in a highly desirable location just off Leigh Broadway within the popular North Street School catchment area.

This extremely spacious character property is in need of a full refurbishment and modernisation programme but offers huge potential for a great size family home.

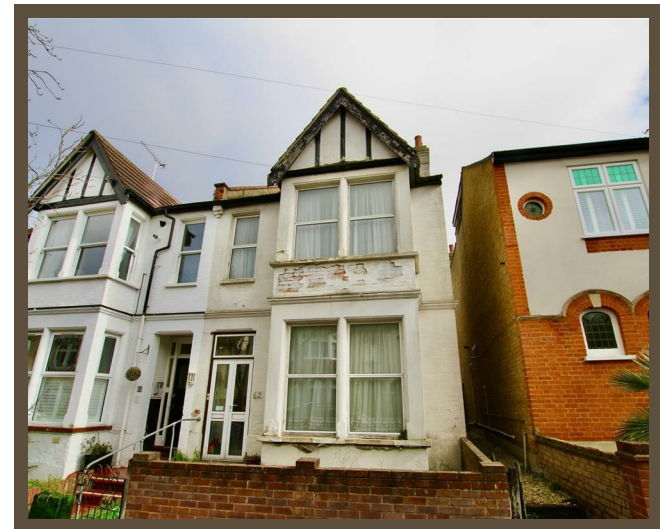
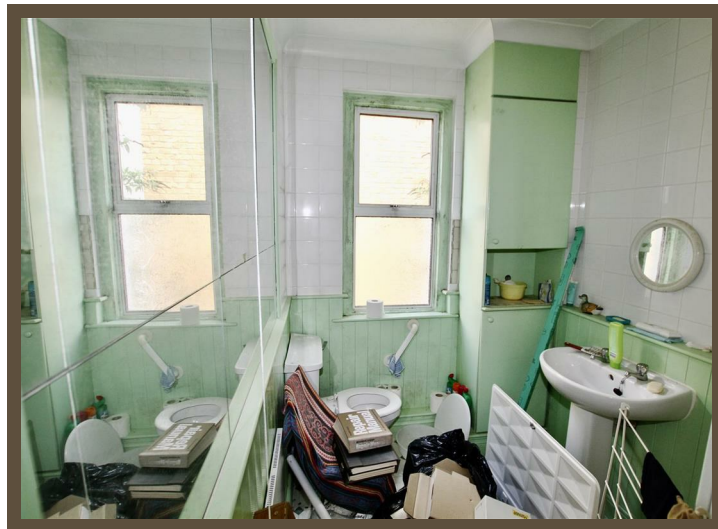
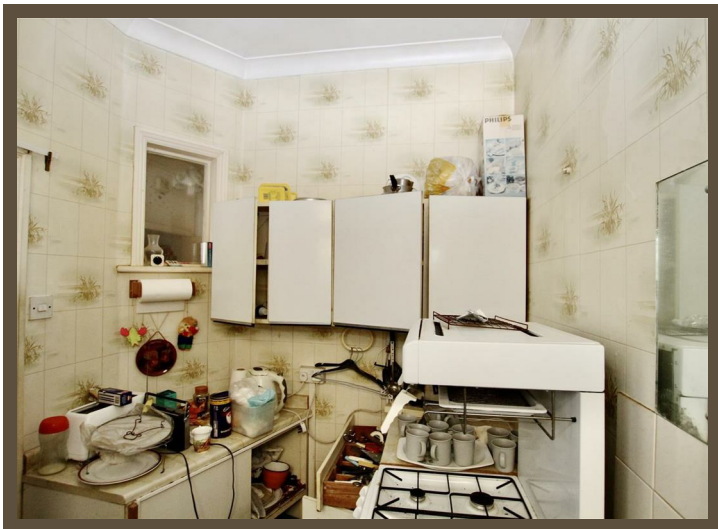
Current comprising of a large 24'5 x 12'9 lounge/diner, further ground floor reception room, 3 double bedrooms plus a useful loft room there is also very basically fitted kitchen & bathroom plus an overgrown garden of approx. 35'.

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Not for the faint hearted and probably best for a cash buyer this is a great opportunity for a buyer to increase the value and add their own stamp to a large family home in a desirable location. An early internal inspection for those feeling brave enough is strongly recommended.



## Accommodation comprises

Double glazed entrance doors in to entrance porch.

## Entrance porch

Original wooden entrance door with stained glass inset in to entrance hall.

## Entrance hall

6.20m x 1.70m max (20'4 x 5'7 max)  
Stairs to first floor.

## Lounge/diner

7.44m x 3.89m reducing to 3.25m (24'5 x 12'9 reducing to 10'8)  
Double glazed bay window to front, further double glazed window to rear. Door to kitchen.

## Kitchen

2.49m x 1.91m (8'2 x 6'3)  
Half double glazed door to side on to garden with adjacent double glazed window.

## Reception room

3.89m x 3.43m (12'9 x 11'3)  
Glazed french doors with adjacent windows in to lean to.

## Lean to

4.67m x 1.14m (15'4 x 3'9)  
Part glazed, doors on to garden. Basic timber construction.

## First floor landing

Split level, loft access, fitted cupboard, stairs to loft room.

## Bedroom 1

4.80m x 4.19m in to bay reducing to 3.35m (15'9 x 13'9 in to bay reducing to 11')  
Double glazed bay window to front with further double glazed window to front.

## Bedroom 2

3.38m x 3.35m (11'1 x 11')  
Double glazed window to rear.

## Bedroom 3

3.43m x 3.07m (11'3 x 10'1)

## Bathroom

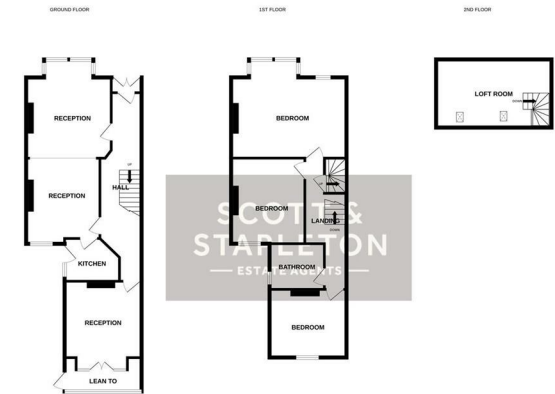
2.62m x 2.06m (8'7 x 6'9)  
Obscure double glazed window to side.

## Loft room

4.80m x 2.84m (15'9 x 9'4)  
Approached via very steep staircase from landing. 2 Velux style windows to rear.

## Rear garden

Very overgrown and unaccessible. Approx. 35'.



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, representations of them, dimensions, areas and any other facts are approximate and the responsibility is taken for any errors, omissions or inclusions. They are not to be used as a guide for any legal or financial purposes. Please contact the agent for more information. © 2024

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
		82	
	41		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC