

SCOTT &  
STAPLETON

LEIGHTON AVENUE  
Leigh-On-Sea, SS9 1QB  
£675,000





## LEIGHTON AVENUE

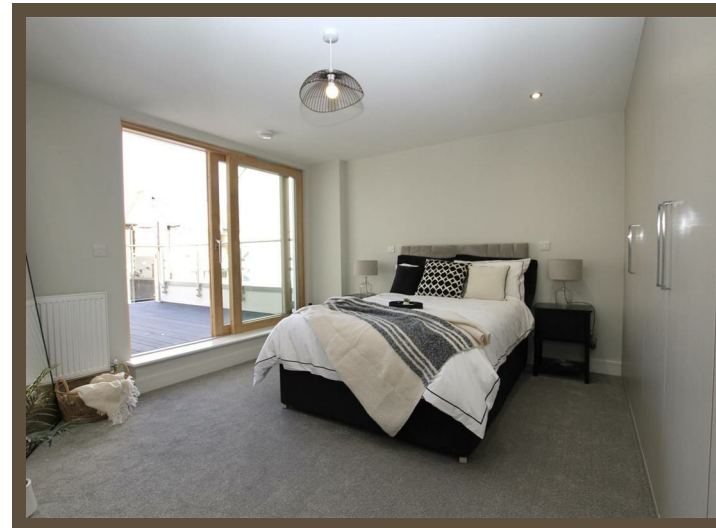
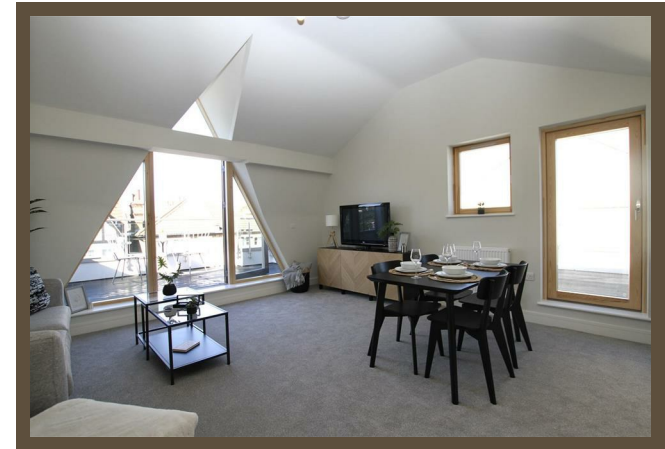
**£675,000**

LEIGH-ON-SEA, SS9 1QB

Scott & Stapleton are excited to offer for sale this select development of just 4 high specification brand new townhouses located yards from Leigh Broadway.

These magnificent properties are of the best quality throughout and offer versatile and modern reverse plan accommodation with a useful studio/home office on the ground floor together with a utility room/ground floor cloakroom. To the first floor is the family bathroom plus the 3 bedrooms all with fitted wardrobes with the master bedroom having a full bathroom en suite and west facing balcony.

The top floor has the living accommodation with a spectacular open plan lounge/diner with vaulted ceiling



## Accommodation comprises

oversized composite door with glazed inset leading to entrance hall

### Entrance hall

2.79m x 2.26m (9'2 x 7'5)

Full height double glazed window to front. Stairs to first floor, Karndean flooring, double storage cupboard housing meters, ceiling spotlights.

### Utility room/ground floor cloakroom

2.79m x 2.01m (9'2 x 6'7)

Range of grey high gloss base level units with integrated washer dryer. Modern square edge worktops with matching upstand, inset sink with mixer tap. Low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap & cupboard below. Tiled floor, ceiling spotlights, extractor fan.

### Studio/home office

4.72m x 4.45m (15'6 x 14'7)

Large versatile room with 2 large double glazed picture windows to front. Karndean flooring, radiator, ceiling spotlights.

### First floor landing

7.77m x 2.21m max (25'6 x 7'3 max)

Full height double glazed window to rear. Stairs to second floor, radiator, ceiling spotlights.

### Master bedroom

4.09m x 3.48m (13'5 x 11'5)

Double glazed sliding patio doors to front on to balcony. Range of luxury fitted wardrobes to one wall with ample storage, radiator.

### Balcony

3.86m x 2.29m (12'8 x 7'6)

Secluded west facing balcony with composite decked flooring, stainless steel & glass balustrade, outside lighting.

### En suite

2.21m x 1.96m (7'3 x 6'5)

Luxury suite comprising of a panelled bath with shower over & glass screen, low level WC with concealed cistern & wash hand basin with mixer tap. Tiled floor & part tiled walls, heated towel rail, fitted mirror with lighting & bluetooth speaker, ceiling spotlights, extractor fan.

### Bedroom 2

4.01m x 2.77m (13'2 x 9'1)

Double glazed oriel bay window to front. Luxury fitted wardrobes, radiator.

### Bedroom 3

2.97m x 1.98m (9'9 x 6'6)

Double glazed oriel bay window to front. Luxury fitted wardrobes, radiator.

### Family bathroom

2.62m x 1.70m (8'7 x 5'7)

Obscure double glazed window to side. Luxury suite comprising of a panelled bath with shower over & glass screen, low level WC with concealed cistern & wash hand basin with mixer tap. Tiled floor & part tiled walls, heated towel rail, fitted mirror with lighting & bluetooth speaker, ceiling spotlights, extractor fan.

### second floor landing

### Lounge/diner

4.78m x 4.67m (15'8 x 15'4)

Impressive, bright room with vaulted ceiling, double aspect with full height double glazed window to front on to sun terrace with further double glazed window & door to roof garden. Vertical radiator & further normal radiator. Open plan to kitchen.

### Sun terrace

4.88m x 2.24m (16' x 7'4)

Sunny, west facing terrace with composite decked flooring, stainless steel & glass balustrade, outside lighting.

### Kitchen

3.40m x 2.90m (11'2 x 9'6)

Double glazed window to side. Luxury range of grey high gloss base & eye level units with integrated appliances including electric oven, separate induction hob, extractor fan, fridge, freezer & dishwasher. Modern square edge worktops with matching upstands inset sink unit with matching drainer & mixer tap. Tiled floor, extractor fan.

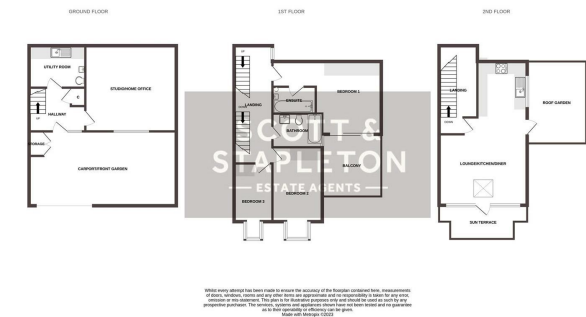
### Roof garden

4.50m x 2.31m (14'9 x 7'7)

Great size west facing roof terrace with composite decked flooring, stainless steel & glass balustrade, outside lighting. Fitted air source heat pump.

## Front garden

Brick retaining wall to front & side boundary. Block paved driveway providing off street parking, lawned area, outside lighting & storage cupboard.



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

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