

**SCOTT &
STAPLETON**

UNDERCLIFF GARDENS
Leigh-On-Sea, SS9 1EA
£995,000





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This super property offers good size accommodation including 3 double bedrooms, 3 reception rooms, fitted kitchen & bathroom plus utility room & ground floor cloakroom.

There is a fabulous south facing first floor balcony with breathtaking views plus a large decked patio of approx. 30' x 20' which is ideal for al fresco dining & entertaining.

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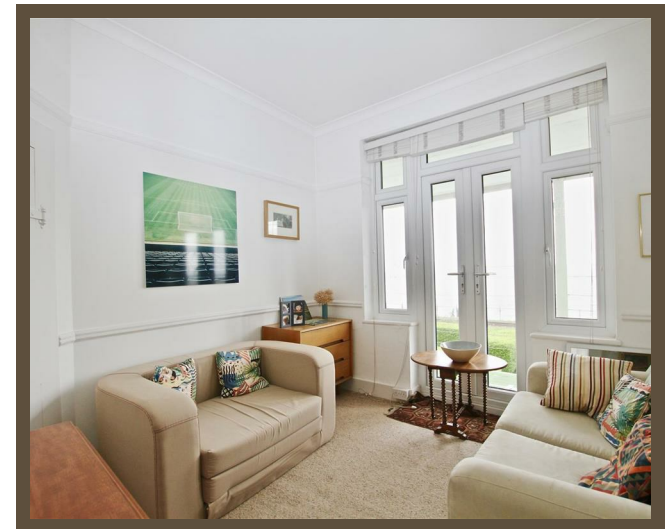
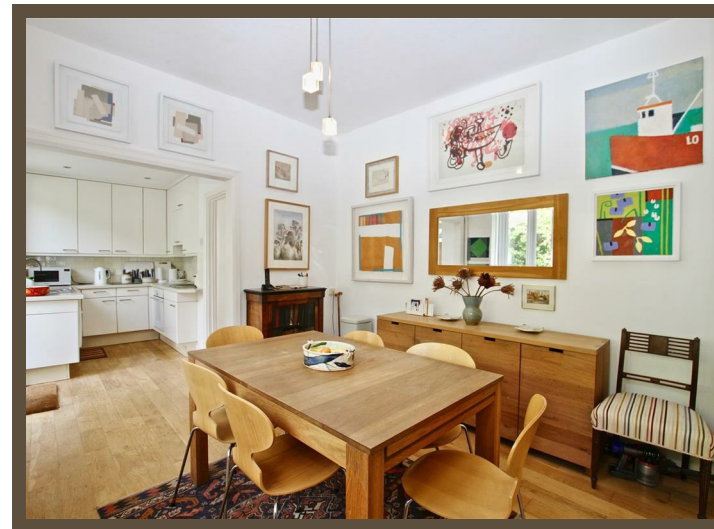
This super property offers good size accommodation including 3 double bedrooms, 3 reception rooms, fitted kitchen & bathroom plus utility room & ground floor cloakroom.

There is a fabulous south facing first floor balcony with breathtaking views plus a large decked patio of approx. 30' x 20' which is ideal for al fresco dining & entertaining.

The gardens are extremely well tended with a good size front garden plus a secluded and tiered rear garden of approx. 120' with steps up to Grand Parade with ample off street parking & a useful detached studio.

Undercliff Gardens is a highly sought after location affording a great deal of privacy and tranquility overlooking the estuary yet being within a short walk of Chalkwell station, Leigh Broadway and all other amenities.

Offered with no onward chain this is a great opportunity to purchase a delightful property in Leigh's most sought after location. An early internal inspection is strongly advised.



Accommodation comprises

Approached from the rear via UPVC double glazed french doors with access in to kitchen.

Kitchen

3.28m x 2.06m (10'9 x 6'9)

UPVC double glazed window to rear. Range of base & eye level units with integrated electric oven, separate electric hob, extractor fan, dishwasher & fridge. Roll edge worktops with inset stainless steel one and a quarter bowl sink unit with tiled splashbacks, solid wood flooring, ceiling spotlights. Open plan in to dining room.

Dining room

3.81m x 3.05m (12'6 x 10')

Large UPVC double glazed Oriel bay window to rear. Radiator, solid wood flooring, fitted shelves.

Inner hallway

3.05m x 1.98m (10' x 6'6)

Stairs to first floor with understairs storage, radiator, wood flooring, fitted shelves.

Ground floor cloakroom

1.57m x 0.79m (5'2 x 2'7)

Obscure UPVC double glazed window to side. Low level WC, wall mounted wash hand basin, radiator, separate heated towel rail, tiled floor, part tiled walls.

Reception/sitting room

3.18m x 3.12m (10'5 x 10'3)

UPVC double glazed french doors with adjacent windows to front on to decking and affording fabulous views. Radiator, solid wood flooring, picture rail, coved ceiling.

Lounge

5.23m x 4.11m (17'2 x 13'6)

Large UPVC double glazed bay window to front with fabulous views. Two radiators, fitted shelving and storage, coved ceiling with ceiling rose.

First floor landing

2.95m x 1.93m (9'8 x 6'4)

UPVC double glazed window to side. Loft access.

Bedroom 1

5.11m x 4.19m (16'9 x 13'9)

Large UPVC double glazed bay window to front with fabulous views. Fitted wardrobes, radiator, picture rail, coved ceiling.

Bedroom 3

3.10m x 3.07m (10'2 x 10'1)

UPVC double glazed french doors with adjacent windows to front on to balcony and affording fabulous views. Radiator, dado rail, picture rail, coved ceiling, fitted cupboard.

Balcony

Fabulous south facing balcony with glorious uninterrupted estuary views.

Bedroom 2

3.84m x 3.12m (12'7 x 10'3)

Large UPVC double glazed window to rear. Fitted wardrobe, radiator, picture rail.

Bathroom

2.84m x 2.06m (9'4 x 6'9)

UPVC double glazed window to rear. White suite comprising of large panelled bath with mixer tap & shower attachment, wall mounted wash hand basin with mixer tap and low level WC. Large built in airing cupboard with foam lagged copper cylinder, solid wood flooring, half tiled walls, heated towel rail, shaver point, ceiling spotlights.

Front garden

Commencing with large raised deck of approx. 30' x 20' with stunning estuary views and steps down to remainder of garden with well tended lawn and hedging to boundaries.

Rear garden

Impressive and secluded rear garden extending to approx. 120' with various tiered sections with mature planting and steps down from Grand Parade.

Utility shed.

2.29m x 2.03m (7'6 x 6'8)

Immediately to the rear of the building. Spaces for washing machine, tumble dryer & freezer, power, light & plumbing. Skylight.

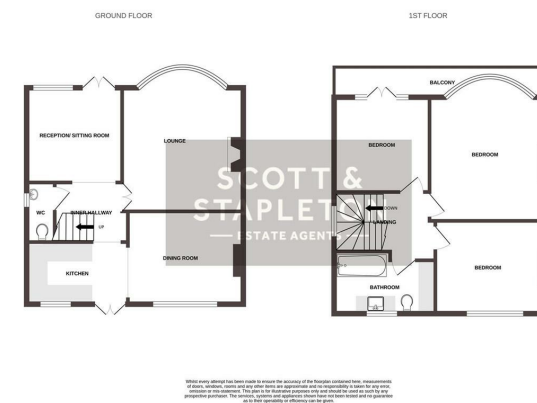
Studio/home office

4.78m x 2.18m (15'8 x 7'2)

At the top of the property by Grand Parade. UPVC double glazed windows to rear & sides, power, light & running water.

Parking

Paved hardstanding with off street parking for 3 cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			62
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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