

**SCOTT &
STAPLETON**

LEIGH PARK ROAD
Leigh-On-Sea, SS9 2DU
Offers In Excess Of £700,000





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£700,000

LEIGH-ON-SEA, SS9 2DU

Scott & Stapleton are privileged with instructions to offer for sale another landmark property situated in the heart of Leigh on Sea.

This magnificent Victorian Villa has been in the current family for over 65 years and belonged to one of the last real Leigh characters. Ken 'Paddy' French was a true hero and proper old fashioned eccentric, being a former Spitfire pilot in World War II and would think nothing of scaling the outside of the house to carry out his own repairs to the roof.

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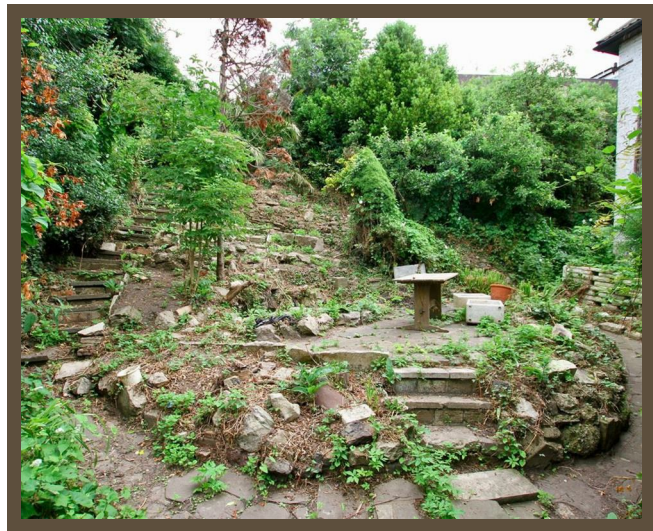
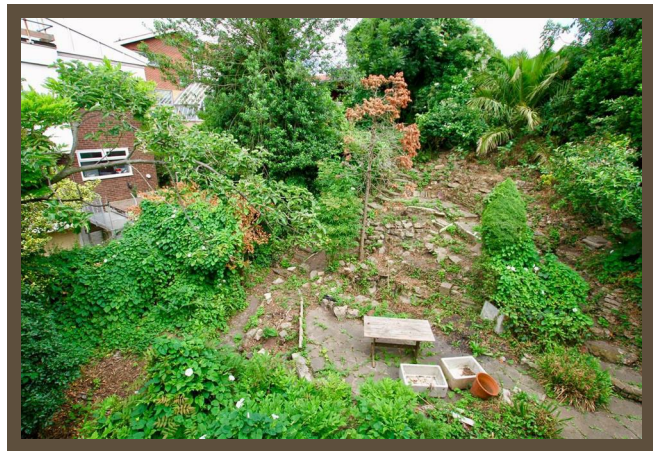
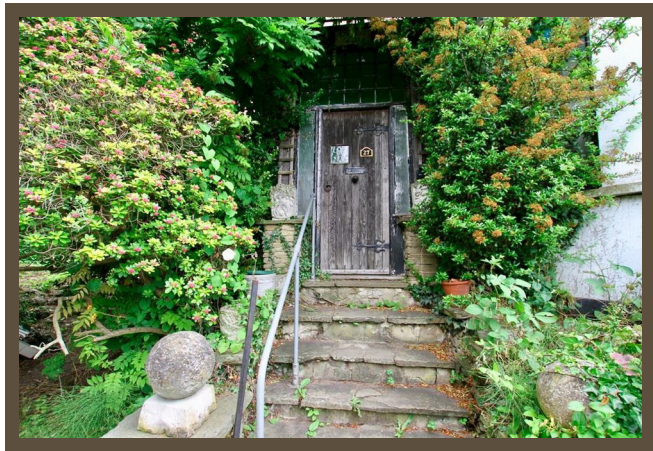
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former Spitfire pilot in World War II and would think nothing of scaling the outside of the house to carry out his own repairs to the roof.

The property has unfortunately now fallen in to disrepair but retains many original features such as the ornate stair case & fireplaces although is in need of complete refurbishment and modernisation and has some evidence of structural movement. It does however occupy a stunning, elevated plot with a charming secluded garden and a road frontage of approx. 60' extending to approx. 80' at the rear with superb views over Two Tree Island and the Estuary and has huge potential.

The current property comprises of 5 good size bedrooms, 2 large reception rooms, good size kitchen and large loft. This property could be refurbished and/or extended to provide a substantial family home. Alternatively the property could be demolished and a brand new, extremely large detached house could be erected for owner occupiers.

The plot is of such a size that it could appeal to developers with ample room for 2 new detached houses or even a small development of apartments. The property is located within the ever popular Leigh conservation area so all options would be subject to the usual planning permissions.



Accommodation comprises

Entrance porch

1.85m x 1.37m (6'1 x 4'6)

Entrance hall

3.58m x 1.91m & 4.09m x 1.32m (11'9 x 6'3 & 13'5 x 4'4)

Lounge

4.47m x 3.68m (14'8 x 12'1)

Dining room

4.65m x 3.25m (15'3 x 10'8)

Kitchen/breakfast room

5.18m x 3.48m (17' x 11'5)

Utility room

2.01m x 1.63m (6'7 x 5'4)

Landing

Cloakroom

2.03m x 1.57m (6'8 x 5'2)

Bedroom 1

4.62m x 3.71m (15'2 x 12'2)

Bedroom 2

4.67m x 3.25m (15'4 x 10'8)

Bedroom 3

3.05m x 2.31m (10' x 7'7)

Bedroom 4

3.86m x 2.64m (12'8 x 8'8)

Bathroom

1.96m x 1.93m (6'5 x 6'4)

Further first floor room

3.48m x 1.96m (11'5 x 6'5)

We understand that this room has structural defects.

Loft

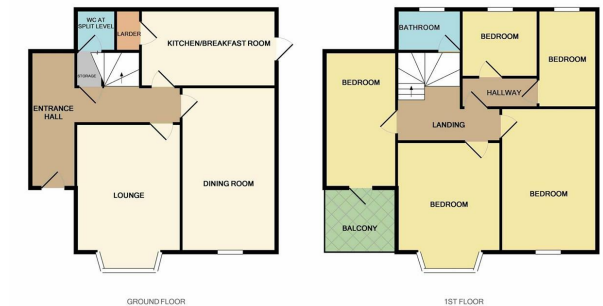
6.78m x 5.49m (22'3 x 18')

Externally

The property occupies an impressive road frontage with brick retaining wall and steps leading up to the house.

Rear garden

Tiered rear garden with many sheds & greenhouses. In need of clearing in a current overgrown state. The rear garden extends to approx. 40' x 80'.



*While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, doors and any other items are approximate and are not intended to be used for any other purpose, or as a statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon have not been tested and no guarantee as to their condition or efficiency can be given.
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