

**SCOTT &  
STAPLETON**

**CRESCENT ROAD**  
Leigh-On-Sea, SS9 2PF  
Guide Price £300,000





## **CRESCENT ROAD**

**£300,000**

**LEIGH-ON-SEA, SS9 2PF**

\*\*\* GUIDE PRICE £300,000 to £330,000 \*\*\*Scott & Stapleton are delighted to offer for sale this spacious ground floor purpose built maisonette situated within the ever popular Marine Estate.

This super property has been exceptionally well maintained and benefits from good size accommodation including large lounge, separate dining area, luxury fitted kitchen with integrated appliances, impressive master bedroom, good size second bedroom & luxury shower room.

Externally are well tended communal gardens to the front & rear plus the added attraction of a single garage.

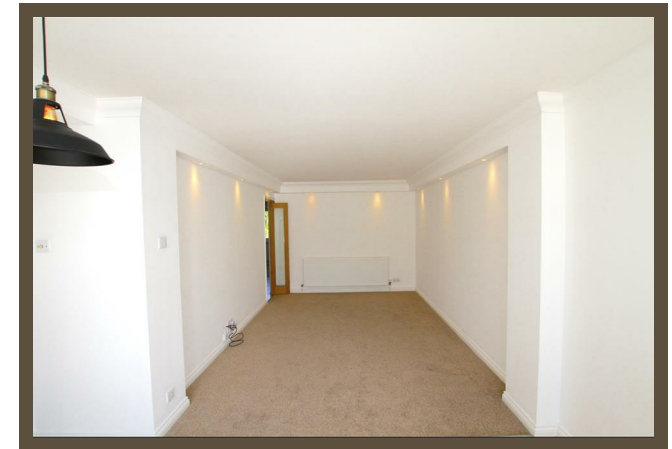
Scott & Stapleton are delighted to offer for sale this spacious ground floor purpose built maisonette situated within the ever popular Marine Estate.

This super property has been exceptionally well maintained and benefits from good size accommodation including large lounge, separate dining area, luxury fitted kitchen with integrated appliances, impressive master bedroom, good size second bedroom & luxury shower room.

Externally are well tended communal gardens to the front & rear plus the added attraction of a single garage.

Situated in a highly desirable location within the West Leigh Schools catchment area, walking distance of Leigh mainline railway station and all other amenities.

Offered with a share of freehold & no onward chain an early internal inspection is strongly advised.



## Accommodation comprises

Personal UPVC entrance door with double glazed insets leading to entrance hall.

## Entrance hall

Tiled floor, coved ceiling, large built in cloaks cupboard

## Kitchen

2.57m x 1.96m (8'5 x 6'5)

UPVC double glazed window to side. Luxury range of white high gloss base & eye level units incorporating drawer pack & wine rack, integrated washing machine, electric oven, gas hob & extractor fan, space for fridge/freezer. Square edge worktops with stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, coved ceiling.

## Dining area

4.57m x 2.49m (15' x 8'2)

UPVC double glazed window to front. Parquet flooring, radiator, coved ceiling. Open plan in to lounge area.

## Lounge area

4.45m x 3.00m (14'7 x 9'10)

Coved ceiling with ceiling spotlights, radiator. Door to inner hallway.

## Inner hallway

2.57m x 0.86m (8'5 x 2'10)

Parquet flooring, coved ceiling, large airing cupboard with fitted Potterton combination boiler (not tested). Contemporary panelled doors to bedrooms & shower room.

## Bedroom 1

4.47m x 3.00m (14'8 x 9'10)

UPVC double glazed window to rear. Radiator, coved ceiling.

## Bedroom 2

2.77m x 2.59m (9'1 x 8'6)

UPVC double glazed window to rear. Radiator, coved ceiling.

## Shower room

2.41m x 1.73m (7'11 x 5'8)

Two obscure UPVC double glazed windows to side. Luxury white suite comprising of large corner shower cubicle, low level WC with concealed cistern & wash hand basin in vanity unit with cupboards below & mixer tap, part tiled walls, tiled floor, heated towel rail, coved ceiling.

## Externally

Well tended communal gardens to front & rear.

## Garage

Single garage in block to rear with up & over door.

## Lease details

The property comes with a share of freehold

There is also a lease of approx 146 years remaining. Service charge is approx. £500 per annum which includes the buildings insurance, gardener, maintenance & accountant

