

**SCOTT &
STAPLETON**

SOUTHSEA AVENUE
Leigh-On-Sea, SS9 2AX
£595,000





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Scott & Stapleton are excited to offer for sale this modern detached three storey town house located just yards from Leigh Broadway.

This spacious and imposing property has been professionally designed and benefits from bright and airy accommodation that is also very versatile.

To the ground floor there is a good size kitchen/diner, ground floor cloakroom and small courtyard. The first floor has a spacious lounge & double bedroom whilst the top floor has the large master bedroom with vaulted ceiling & fitted wardrobes plus the main bathroom. To the front of the property is block paving

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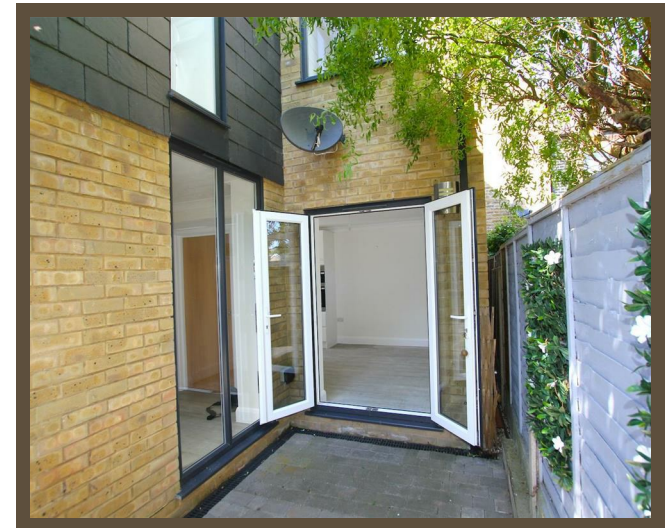
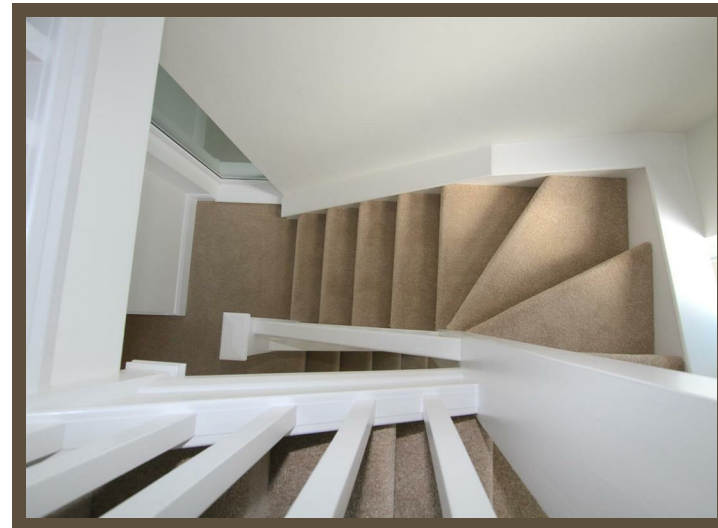
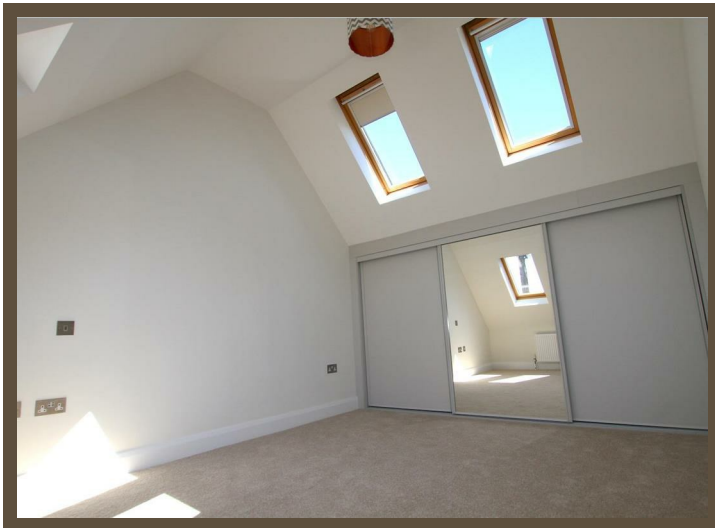
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To the ground floor there is a good size kitchen/diner, ground floor cloakroom and small courtyard. The first floor has a spacious lounge & double bedroom whilst the top floor has the large master bedroom with vaulted ceiling & fitted wardrobes plus the main bathroom. To the front of the property is block paving providing off street parking.

Located in a convenient location just yards from the popular Leigh Broadway with its abundance of shops, bars & restaurants. Also within a short walk of Leigh station, old town & seafront.

In excellent condition throughout and offered with vacant possession & no onward chain this is a great opportunity to purchase a landmark modern property in a highly desirable location. An early internal inspection is strongly advised.



Accommodation comprises

Integrated welcome matt, laminate flooring, smooth plastered walls to coved ceiling, full length double glazed windows to courtyard, under stairs storage cupboard, radiator, stairs to first floor, doors off onto:

Entrance hall

Integrated welcome matt, laminate flooring, smooth plastered walls to coved ceiling, full length double glazed windows to courtyard, under stairs storage cupboard, radiator, stairs to first floor, doors off onto:

Kitchen/diner

5.31m x 3.07m (17'5 x 10'1)

Laminate flooring, smooth plastered walls to coved ceiling, double glazed French doors to courtyard, double glazed high level windows to rear, radiator:

Kitchen area:

Fitted with cupboard and draw base units and eye level wall cupboards with work surfaces and tiled splash backs, sink unit with one and a half bowl and single drainer, integrated four ring electric hob with extractor over, built in upright oven and grill, recess and plumbing for washing machine, space for upright fridge /freezer, laminate flooring, remainder of walls being smooth plastered, double glazed windows to front:

Ground floor cloakroom

Opaque double glazed window to front, closed coupled w/c, laminate flooring, wash hand basin:

First floor landing

Opaque double glazed window to side and rear, stairs to second floor, storage cupboard, doors off onto:

Lounge

5.21m x 3.07m (17'1 x 10'1)

Carpeted, smooth plastered walls to coved ceiling, double glazed windows to front and side, radiators, tv point:

Bedroom

3.38m x 2.44m (11'1 x 8')

Carpeted, smooth plastered walls to coved ceiling, double glazed windows to front, radiator:

Second floor landing

Opaque double glazed window to side, velux window to rear, built in storage cupboard, carpeted, smooth plastered walls:

Master bedroom

Carpeted, smooth plastered walls, velux windows to front and rear, radiator

Bathroom

2.46m x 2.44m (8'1 x 8')

Fitted with panelled bath with centre mixer taps, independent tiled shower cubicle, concealed cistern push button flush w/c, wash hand basin with cupboards under, built in storage cupboard, vinyl flooring, smooth plastered walls, extractor, double glazed window to front:



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