

SCOTT &
STAPLETON

LEIGH HALL ROAD
Leigh On Sea, SS9 1RN
£380,000





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This superb maisonette is extremely well presented with spacious accommodation including THREE BEDROOMS, large family bathroom, recently fitted kitchen/diner with balcony and fabulous top floor lounge with vaulted ceiling plus the added advantage of a private section or rear garden.

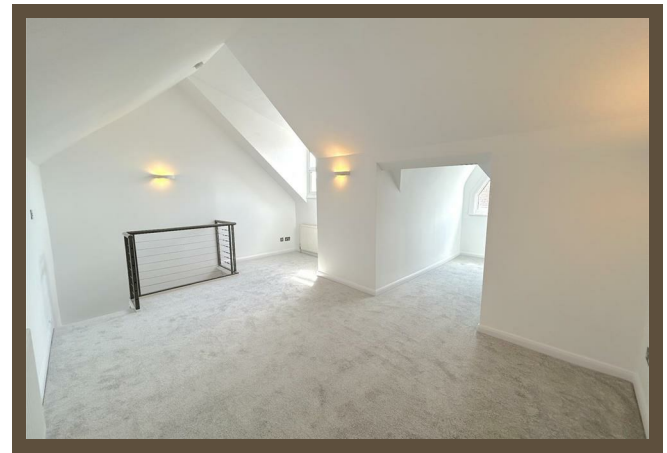
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The property is located within the popular North Street School catchment area and just a few yards from the popular Leigh Broadway with its abundance of boutique shops, bars & restaurants. Leigh mainline railway station, seafront & Old Town is all also within a short walk.

Offered with a long lease, with vacant possession and with no onward chain this is a great opportunity to purchase an outstanding and spacious apartment in a highly desirable location. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door leading to communal entrance hall with personal door leading to stairs & first floor landing.

Landing

6.45m x 1.88m (21'2 x 6'2)

Large, airy landing with stairs to second floor, loft access, radiator, ceiling spotlights.

Kitchen/diner

4.09m x 3.25m (13'5 x 10'8)

Bright room with UPVc double glazed French doors with adjacent full height windows to rear on to balcony. Newly fitted base & eye level units with drawer pack and integrated appliances including electric oven, gas hob, extractor fan, fridge, dishwasher & washing machine. Worktops with matching splashback, inset stainless steel sink with matching drainer & mixer tap, wall mounted Gloworm boiler in cupboard, wooden flooring, vertical radiator, ceiling spotlights.

Bathroom

2.67m x 2.79m max (8'9 x 9'2 max)

Two obscure UPVc double glazed windows to side. white suite comprising of large bath in tiled surround with mixer tap, oversized shower head & glass screen, low level WC, wash hand basin with mixer tap, part tiled walls, tiled floor, heated towel rail, ceiling spotlights.

Bedroom 1

4.62m x 3.45m (15'2 x 11'4)

Large, bright room with huge UPVC double glazed bay window to front. Radiator.

Bedroom 2

3.73m x 3.48m (12'3 x 11'5)

UPVC double glazed window to side. Radiator.

Bedroom 3

2.54m x 2.06m (8'4 x 6'9)

UPVC double glazed window to front. Radiator.

Top floor lounge

5.41m x 3.96m increasing to 6.10m (17'9 x 13' increasing to 20')

Fabulous room with two UPVC double glazed windows to front. Vaulted ceiling, two radiators, four wall light points

Externally

Fully fenced private section of garden mainly shingled. Approached via side alley.

Lease details

The vendor informs us that there is approx. 150 years remaining on the lease.

No service charge, any maintenance required split with downstairs.

