

**SCOTT &
STAPLETON**

CARLTON DRIVE
Leigh On Sea, SS9 1DE
£285,000





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Scott & Stapleton are delighted to offer for sale this larger than average first floor character apartment situated in a highly desirable location south of Leigh Road.

Offered with vacant possession & no onward chain this is a great example of a converted flat benefitting from large lounge, spacious open plan kitchen/diner, one spacious double bedroom, one single bedroom & modern bathroom.

Added benefits include a delightful section of garden with direct access from the kitchen/diner plus a brand new 125 year lease.

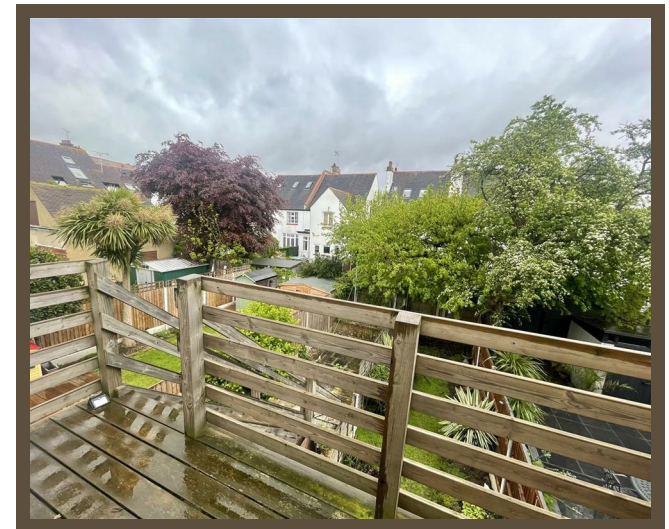
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Located in a convenient location the property is within easy access of Leigh Road & Broadway shops, bars & restaurants plus Chalkwell station is also close to hand.

An early internal inspection is strongly advised.



Accommodation is approached via

Communal entrance door. Own front door leading to stairs.

Hallway

4.88m x 1.52m (16'26" x 5'99")

Stairs leading to first floor. Carpet. Doors to all rooms. Picture rail. Cupboard housing meters. Smooth painted ceiling. Loft hatch. Hanging pendant.

Lounge

4.62m into bay 4.06m (15'1" into bay 13'3")

UPVC sash bay window to front elevation. Carpet. Radiator. Feature fireplace. Picture rail. Coving. Smooth painted ceiling. Ceiling rose. Hanging pendant.

Bedroom One

3.28m x 3.28m plus wardobes (10'9" x 10'9" plus wardobes)

UPVC sash window to rear elevation. Carpet. Radiator. Fitted wardrobes and cupboards/media unit. Picture rail. Smooth painted ceiling. Hanging pendant.

Bedroom Two

3.71m x 1.40m max (12'2" x 4'7" max)

UPVC sash window to front elevation. Carpet. Radiator. Picture rail. Smooth painted ceiling. Hanging pendant.

Bathroom

2.36m x 1.52m (7'9" x 5'39")

Obscure UPVC sash window to side elevation. Vinyl flooring. Radiator. Three piece suite comprising low level WC, basin & bath with shower over. Partly tiled walls. Wall mounted boiler. Textured ceiling. Spot lights.

Kitchen/Breakfast Room

5.00m x 3.40m (16'4" x 11'1")

UPVC sash windows to side elevation. Sliding patio doors to rear elevation & balcony. Laminate flooring. Radiator. Range of modern fitted low & eye level units with integrated

fridge/freezer, Lamona washing machine, oven, electric hob with extractor over & microwave. Smooth painted ceiling. Spot lights.

Rear Garden

Approached via balcony and steps leading to own section of garden. Patio. Fenced borders.



TOTAL FLOOR AREA: 115.07 sq. m (1238.64 sq. ft.) approx.
 MEASURED IN ACCORDANCE WITH THE SURVEYING ACT 1936 AND THE SURVEYING ACT 1954.
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