

SCOTT &
STAPLETON

LEIGH ROAD
Leigh On Sea, SS9 1JQ
£300,000





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Scott & Stapleton are delighted to offer for sale this substantial duplex apartment situated within the heart of Leigh on Sea on the bustling Leigh Road with its abundance of boutique shops, bars & restaurants.

This large Victorian apartment has loads of original features including a number of fireplaces, stripped wood flooring & panelled doors. The sizeable accommodation includes a spacious landing, huge lounge/diner 17'6 x 14'3, large kitchen with separate utility, 3 double bedrooms & a modern bathroom.

Offered with a long lease & no onward chain this would make a fantastic first time purchase or long term buy to let investment. An early internal inspection is strongly advised.

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Accommodation comprises

Communal entrance door leading to communal entrance hall with personal door leading to entrance hall.

Entrance hall

Useful cloaks area with stairs to first floor landing.

First floor landing

6.38m x 1.85m (20'11 x 6'1)

Dado rail, radiator, fitted cupboard with meters. Stairs to second floor with spindles & balustrade. Doors to all rooms.

Lounge/diner

5.26m x 4.34m (17'3 x 14'3)

Large, bright room with large UPVC double glazed window to front. Feature Victorian style cast iron fireplace with tiled hearth & wooden mantle, original stripped wood flooring, radiator, picture rail, coved ceiling.

Kitchen

3.56m x 2.92m (11'8 x 9'7)

UPVC double glazed window to rear. Modern range of Shaker style base & eye level units with spaces for fridge/freezer & dishwasher, integrated stainless steel electric oven with separate electric hob with extractor fan. Roll edge worktops with inset single sink, matching drainer & mixer tap, tiled splashback. Large built in double cupboard. door to utility room.

Utility room

2.06m x 0.84m (6'9 x 2'9)

Wall mounted Vaillant combination boiler (not tested), space for washing mcshine, wash hand basin in roll edge worktop with cupboard below, part tiled walls.

Bedroom 2

3.56m x 3.51m (11'8 x 11'6)

UPVC double glazed window to rear. Feature Victorian cast iron fireplace, fitted cupboard, radiator, picture rail.

Bathroom

2.11m x 1.65m (6'11 x 5'5)

Obscure UPVC double glazed window to side. White suite with panelled bath, separate shower over & glass screen, wash hand basin in vanity unit with mixer tap & cupboard below, heated towel rail, tiled floor, part tiled walls.

Separate WC

Obscure glazed window to side. Low level W.C, radiator, tiled floor.

Second floor landing

Velux style window to rear, fitted cupboards, panelled doors to all rooms.

Bedroom 3

3.71m x 3.25m (12'2 x 10'8)

UPVC double glazed window to rear. Feature Victorian cast iron fireplace, fitted cupboard, radiator, picture rail.

Bedroom 1

5.36m x 3.18m (17'7 x 10'5)

Large, impressive room with two UPVC double glazed windows to front. Feature Victorian style cast iron fireplace, original stripped wood flooring, radiator, picture rail.

Lease details

The vendor informs us that there is approx. 107 years remaining on the lease.

Ground rent is £50 per annum.

Maintenance charges are split with the other residents when required.

