

**SCOTT &
STAPLETON**

LEIGH HILL CLOSE
Leigh-On-Sea, SS9 2DJ
£635,000





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Scott & Stapleton offer for sale this fabulous town house style property which has undergone a complete modernisation & refurbishment programme of the highest quality, situated in a sought after location within the Leigh Conservation Area and benefitting from fantastic far reaching estuary views.

This superb property is immaculate throughout with modern interior including a stunning open plan kitchen/lounge & dining area. To the first floor are 2 double bedrooms & luxury bathroom.

There is also the added attraction of a large double garage, fully fitted utility room, residents parking, modern decked terrace & neat rear garden.

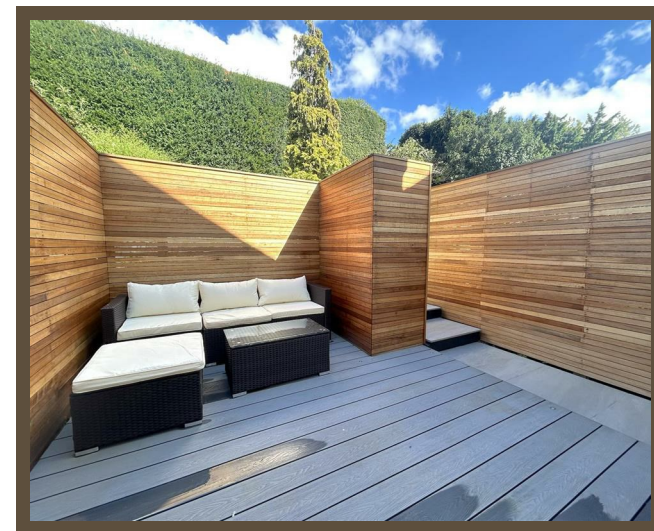
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Ideally located in a quiet private road the property is within a short walk of Leigh station, Broadway & seafront whilst local landmarks such as the church steps, St Clements Church & The Old School House are all close by.

A great opportunity to purchase a true 'turn key' property of the highest standard in one of Leigh's most sought after location. An early internal inspection is strongly advised.



Accommodation comprises

UPVC composite style stable door with glazed inset leading to accommodation

Open plan living accommodation

8.26m x 3.89m (27'1 x 12'9)

Kitchen area

3.89m x 2.74m (12'9 x 9')

Large UPVC double glazed window to rear. Luxury range of brand new base level units with ample storage, drawer pack & breakfast bar. Integrated appliances including electric oven, 5 ring gas hob, extractor fan, fridge, washing machine & wine cooler. Quartz worktops with inset larger than average stainless steel one & a quarter bowl sink unit with mixer tap, tiled splashbacks, Karndeian flooring, ceiling spotlights. Open plan to loungedining area.

Lounge/dining area

5.49m x 3.89m (18' x 12'9)

Large full height UPVC double glazed bay window to front with fabulous views. Modern open tread staircase to first floor, Karndeian flooring, two vertical radiators. Hatch with stairs to garage & utility room.

Landing

2.41m x 2.16m (7'11 x 7'1)

Velux style window to side. Karndeian flooring, wall light points.

Master bedroom

3.86m x 2.87m (12'8 x 9'5)

Large UPVC double glazed window to front with stunning 180 degree estuary views. Karndeian flooring, radiator, vaulted ceiling.

Bedroom 2

3.86m x 2.31m (12'8 x 7'7)

UPVC double glazed window to rear with views toward St Clements Church. Luxury range of built in wardrobes, Karndeian flooring, radiator.

Bathroom

2.16m x 1.63m (7'1 x 5'4)

Velux style window to side in roof. Luxury white suite comprising of L shaped bath with mixer tap, separate shower attachment & glass screen, low level WC & wash hand basin in vanity unit with mixer tap. Tiled floor & walls, heated towel rail, ceiling spotlights.

Garage

5.36m x 3.96m max (17'7 x 13' max)

Great size garage with electric door to front. Space saver staircase to lounge/dining area, large understairs storage area, ceiling spotlights. Door to utility room.

Utility room

3.78m x 1.70m (12'5 x 5'7)

Luxury range of modern base & eye level units with spaces for fridge/freezer, washing machine & tumble dryer, wall mounted Worcester combination boiler in matching cupboard, worktops with stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, ceiling spotlights.

Rear garden

Modern courtyard garden immediately to the rear of the property. Newly paved with modern Beach wood fencing. Outside tap, power points, lighting & bin store

Raised rear garden

Steps leading to additional garden to rear over communal pathway. Raised area with mature shrubs, patio & hedging to rear.

Parking

The property is located within a private road with parking available for residents only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			67
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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