

**SCOTT &
STAPLETON**

SALISBURY ROAD
Leigh-On-Sea, SS9 2JY
£750,000





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This super property offers extremely spacious accommodation including 2 large double bedrooms, impressive lounge/diner 25'9 x 13'4 & UPVC conservatory plus good size fitted kitchen & bathroom.

The property is set well back from the road with ample off street parking leading to an attached single garage whilst the secluded west backing rear garden extends to approx. 50' x 40'.

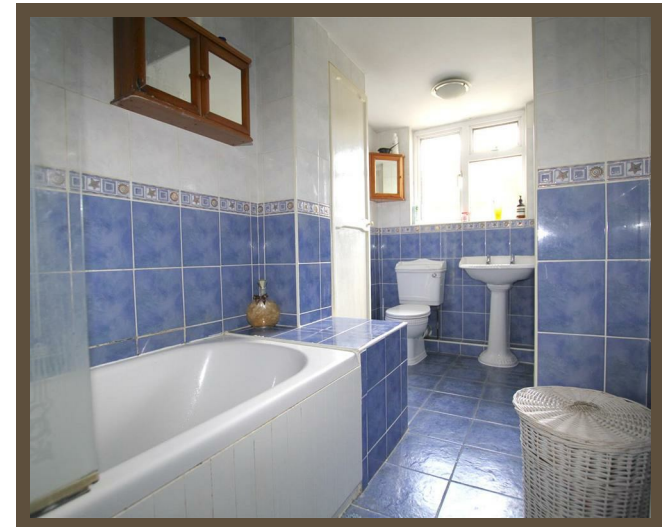
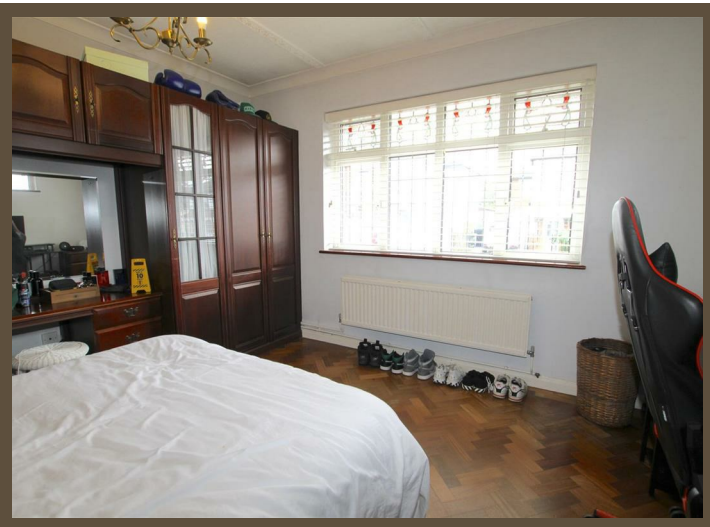
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Ideally located for all amenities the property is within easy walking distance of Leigh station, Broadway, Old Town, beach & bus routes whilst also being within the popular West Leigh Schools catchment area.

There is a severe shortage of quality detached bungalows in this location, this property was last on the market 23 years ago and will be sure to get a great deal of interest now. An early internal inspection is strongly advised.



Accommodation comprises

UPVC entrance door with glazed insets leading to entrance hall.

Entrance hall

5.51m x 1.63m (18'1 x 5'4)

Large welcoming entrance with original Parquet flooring, double radiator, loft access, ceiling rose.

Lounge/diner

7.85m x 4.06m (25'9 x 13'4)

Large UPVC lead light double glazed bay window to front with stained fan lights, UPVC lead light double glazed french doors with adjacent windows to rear leading to conservatory. Feature fireplace with inset gas fire, Parquet flooring, 2 double radiators, 3 wall light points, coved ceiling with ceiling rose.

Conservatory

3.84m x 3.56m (12'7 x 11'8)

UPVC double glazed conservatory with french doors to rear on to garden. Double radiator, tiled floor.

Kitchen

3.81m x 3.15m (12'6 x 10'4)

UPVC double glazed windows to rear & side, half UPVC double glazed door to side on to garden. Range of base & eye level units with integrated electric double oven, separate gas hob, spaces for fridge/freezer, dishwasher, washing machine & tumble dryer. Roll edge worktops with inset one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, coved ceiling with ceiling spotlights. Wall mounted Glow Worm boiler (not tested) in matching cupboard.

Bedroom 1

4.06m x 3.71m (13'4 x 12'2)

UPVC lead light double glazed window to front & side with stained glass. Range of fitted wardrobes to one wall, Parquet flooring, double radiator, ceiling rose.

Bedroom 2

3.45m x 3.20m (11'4 x 10'6)

UPVC lead light double glazed window to side. Vast range of fitted wardrobes to 3 walls, Parquet flooring, radiator, ceiling rose.

Family bathroom

3.84m x 1.57m (12'7 x 5'2)

Obscure UPVC double glazed windows to rear & side. White suite comprising of panelled bath with mixer tap, shower attachment & glass screen, low level WC & pedestal wash hand basin. Fully tiled walls & floor, large fitted storage cupboard, double radiator.

Cloakroom

1.70m x 0.81m (5'7 x 2'8)

Obscure UPVC lead light double glazed window to side. Low level WC, wall mounted wash hand basin. Fully tiled floor & walls, radiator, coved ceiling.

Front garden

The property is set well back from the road with an impressive road frontage of approx. 40'. Large crazy paved handstanding providing ample off street parking leading to garage. Pedestrian side access.

Garage

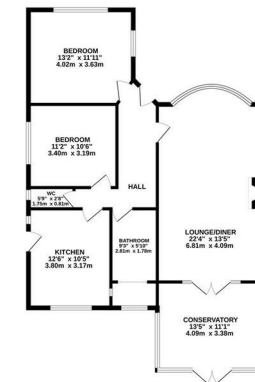
5.26m x 2.64m (17'3 x 8'8)

Single attached garage with up & over door to front, courtesy door to rear. Power & light.

Rear garden

Delightfully sunny rear garden being of a westerly aspect. Extending to approx. 50' x 40' with large, full width patio, remainder being laid to well tended lawn with an abundance of mature trees, shrubs & flowers.

GROUND FLOOR
1039 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.3 sq.m.) approx.
APPROXIMATE DIMENSIONS SHOWN ARE FOR GUIDANCE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. DIMENSIONS ARE GIVEN TO THE CENTRE OF WALLS UNLESS OTHERWISE STATED. DIMENSIONS ARE GIVEN TO THE CENTRE OF WALLS UNLESS OTHERWISE STATED. DIMENSIONS ARE GIVEN TO THE CENTRE OF WALLS UNLESS OTHERWISE STATED.

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			
(81-91) B			
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(55-68) D			
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