

SCOTT &  
STAPLETON

LEIGH ROAD  
Leigh-On-Sea, SS9 1JR  
£1,450





## **LEIGH ROAD**

**£1,450**

**LEIGH-ON-SEA, SS9 1JR**


Welcome to this charming first floor flat located on Leigh Road in the picturesque town of Leigh-On-Sea. This delightful property offers two bedrooms, living area and a kitchen diner with ample space for a small family or for those who enjoy having a guest room or home office.

The flat features a well-maintained bathroom, ensuring convenience and comfort offering both a bath and separate shower.

Situated in a prime location opposite Chalkwell Park with local amenities all within walking distance. The property also comes with a parking space, making it convenient for those with a vehicle.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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