

SCOTT &  
STAPLETON

WEST STREET  
Leigh-On-Sea, SS9 1QG  
£1,800 PCM





**WEST STREET**  
**LEIGH-ON-SEA, SS9 1QG**

**£1,800**  
**pcm**

Scott & Stapleton are very pleased to offer this delightful and attractive cottage, situated in a fabulous position and beautifully presented throughout with a wealth of charm & character.

This super property is in excellent condition throughout with good size accommodation including a 23' x 12' lounge/diner with solid wood flooring & exposed brick chimney breast, fitted kitchen & spacious family bathroom. To the first floor are 3 good sized bedrooms offering plenty of natural light.

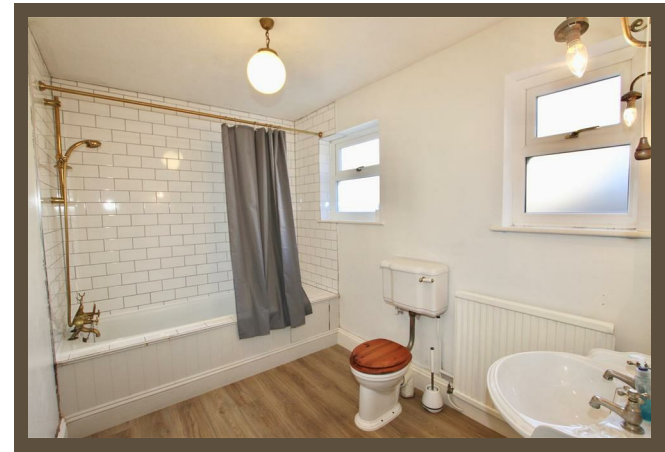
Externally the property is approached via a charming picket fence with an abundance of mature shrubs in the front garden. The rear garden is particularly sunny being of a westerly aspect with well tended lawn and

This super property is in excellent condition throughout with good size accommodation including a 23' x 12' lounge/diner with solid wood flooring & exposed brick chimney breast, fitted kitchen &

spacious family bathroom (currently being upgraded) To the first floor are 3 good sized bedrooms.

Externally the property is approached via a charming picket fence with an abundance of mature shrubs in the front garden. The rear garden is particularly sunny being of a westerly aspect with well tended lawn and useful pedestrian access to the rear.

Yards from Leigh Broadway with its eclectic mix of boutique shops, bars & restaurants the property is also within the popular North Street School catchment area & walking distance of Leigh mainline railway station. Offered unfurnished and available mid March



## Accommodation comprises

Composite UPVC entrance door with stained lead light insets leading to lounge/diner.

## Lounge/diner

7.04m x 3.68m (23'1 x 12'1)

Spacious room with UPVC double glazed tilt & turn Sash windows to front & UPVC fully glazed door to rear on to garden. Solid wood flooring, feature exposed brick chimney breast with inset cast iron fireplace with gas fire, coved ceiling, 6 wall light points, double radiator, stairs to first floor with under stairs storage cupboards housing meters. Opening leading to kitchen.

## Kitchen

3.86m x 2.21m (12'8 x 7'3)

Two UPVC double glazed windows to side & half double glazed UPVC door to side leading to rear garden. Range of base & eye level units with drawers over base units. Space for fridge/freezer, washing machine & gas oven, roll edge work tops with inset stainless steel one & a quarter bowl sink unit with matching drainer & mixer tap, tiled splashback, ceiling spotlights, solid wood flooring.

## Bathroom

3.12m x 2.21m (10'3 x 7'3)

Two Obscure UPVC double glazed windows to side. White suite comprising of panelled bath with mixer tap & shower attachment, low level WC & pedestal wash hand basin. Half tiled walls, two wall light points, vinyl plank style flooring.

Please note this room is currently being upgraded with new tiling and shower over bath

## First floor landing

Loft access, coved ceiling. Panelled doors to all rooms.

## Master bedroom

3.68m x 3.53m (12'1 x 11'7)

UPVC double glazed tilt & turn Sash windows to front. Coved ceiling, radiator.

## Bedroom 2

3.35m x 1.85m (11' x 6'1)

UPVC double glazed tilt & turn Sash windows to rear. Coved ceiling, radiator.

## Bedroom 3

2.67m x 2.18m (8'9 x 7'2)

UPVC double glazed tilt & turn Sash windows to rear. Coved ceiling, radiator.

## Front garden

Delightful front garden with picket fence and gate to front boundary. Mature shrubs & flowers plus attractive veranda & lighting.

## Rear garden

Sunny, west backing garden with patio area and well tended lawn. Well stocked flower & shrub borders. Outside tap, timber shed, fully fenced with gated pedestrian access to rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	