

SCOTT &
STAPLETON

LEIGH HALL ROAD
Leigh-On-Sea, SS9 1RN
£360,000





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Scott & Stapleton are excited to offer for sale this enormous duplex apartment with stunning roof terrace, situated just a stones throw from Leigh Broadway. This fabulous property is in need of some general modernisation but with a bit of vision & a little hard work this could be a spectacular opportunity.

The huge property extends to approx. 1,150 sq ft and benefits from a large lounge, separate kitchen/diner, family bathroom & 2 good size bedrooms on the first floor. The second floor has the impressive master bedroom suite with bedroom, study area, en suite shower room and access to the 20' x 13' roof terrace with stunning views over Leigh & even sea glimpses.

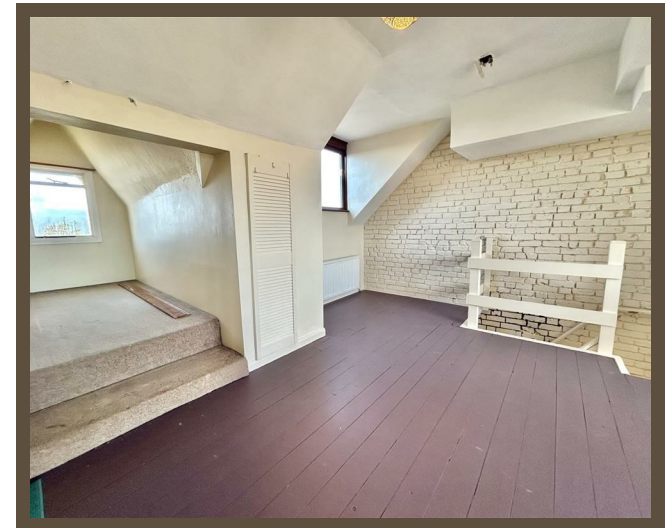
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The property also benefits from a new lease & no ground rent charges.

Located within a few yards of Leigh Broadway with local shops, restaurants & bars within easy staggering distance. The mainline railway stations, local schools & all other amenities are also nearby.

Offered with vacant possession & no onward chain this is a brilliant opportunity to purchase a magnificent apartment in a highly desirable location. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door leading to communal entrance hall with personal door leading to stairs to first floor landing.

First floor landing

7.72m x 1.73m (25'4 x 5'8)

Huge bright space with stairs to second floor. Built in cupboard housing meters, radiator. Doors to all rooms.

Lounge

4.65m x 3.48m (15'3 x 11'5)

Large UPVC double glazed square bay window to front. Feature wooden fireplace, radiator, coved ceiling.

Kitchen/diner

4.06m x 3.45m (13'4 x 11'4)

Double aspect room with UPVC double glazed windows to side & rear. Range of base & eye level units, spaces for oven, fridge/freezer & washing machine. Roll edge worktops with inset sink unit, wall mounted Vaillant boiler (not tested), radiator.

Family bathroom

2.57m x 2.16m (8'5 x 7'1)

Obscure UPVC double glazed window to side. White suite comprising of panelled bath, pedestal wash hand basin & low level WC, radiator.

Bedroom 2

3.73m x 3.53m (12'3 x 11'7)

UPVC double glazed window to rear. Radiator, 2 wall light points.

Bedroom 3

2.49m x 2.03m (8'2 x 6'8)

UPVC double glazed window to front. Radiator.

Second floor master bedroom suite

6.27m x 5.28m max (20'7 x 17'4 max)

UPVC double glazed window to front. Large picture window to rear, door to rear on to roof terrace. 2 double radiators, fitted cupboards. Door to en suite.

Alcove

3.20m x 1.24m (10'6 x 4'1)

Window to front. Restricted head height. Ideal for study area or wardrobes.

En suite

2.74m x 1.57m (9' x 5'2)

Obscure glazed window to rear. White suite comprising shower cubicle, wall mounted wash hand basin & low level WC. Space & plumbing for washing machine.

Roof terrace

6.17m x 4.01m (20'3 x 13'2)

Fantastic outside space with tiled floor & wrought iron railings. Views over Leigh on Sea & sea glimpses. Great space for al fresco dining or entertaining.

Lease details

Brand new 125 year lease.

No ground rent payable.

Maintenance split with ground floor apartment.



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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