

SCOTT &
STAPLETON

DAWLISH DRIVE
Leigh-On-Sea, SS9 1QX
£360,000





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Scott & Stapleton are delighted to offer for sale this substantial ground floor self contained apartment which has been maintained to the highest of standards by the present vendor.

This fabulous property ticks every possible box with its own front door, huge lounge, luxury fitted kitchen, 2 double bedrooms, modern fitted shower room, private rear garden, detached garage, off street parking & long lease.

Located in a highly desirable location south of the London Road this superb apartment is within a short walk of Leigh Broadway with Leigh station, North Street Schools and all other local amenities also on the

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A great opportunity for a first time purchase or a brilliant downsizing option. An early internal inspection is strongly advised.



Accommodation comprises

Composite style entrance door with glazed inset leading to entrance hall.

Entrance hall

3.84m x 1.32m (12'7 x 4'4)

Large welcoming entrance hall with original black & white check tiled floor. Large understairs storage cupboard housing meters.

Lounge

5.38m x 5.23m (17'8 x 17'2)

Great size, bright room with huge UPVC double glazed bay window to front. Feature cast iron fireplace with slate hearth & wooden mantle, fitted cupboards & shelving to alcoves, radiator.

Inner hallway

UPVC double glazed french doors in to garden.

Kitchen

6.02m x 2.44m (19'9 x 8')

UPVC double glazed door to side with further UPVC double glazed windows to size. Range of Shaker style base & eye level units with matching drawer pack & spaces for electric oven & fridge/freezer. Wood effect worktop with matching upstand, inset stainless steel sink unit with drainer & mixer tap. Karndean flooring, radiator, large boiler cupboard with wall mounted Vaillant boiler & space for washing machine.

Bedroom 1

4.17m x 3.20m (13'8 x 10'6)

UPVC double glazed window to rear. Fitted wardrobe, radiator.

Bedroom 2

4.11m x 3.38m (13'6 x 11'1)

UPVC double glazed windows to rear & side. Range of fitted wardrobes, 2 radiators.

Shower room

2.03m x 1.57m (6'8 x 5'2)

Obscure UPVC double glazed window to rear. Luxury fitted white suite comprising of walk in shower cubicle with oversized shower head & glass screen, low level WC & wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls & floor, radiator, extractor fan.

Garden

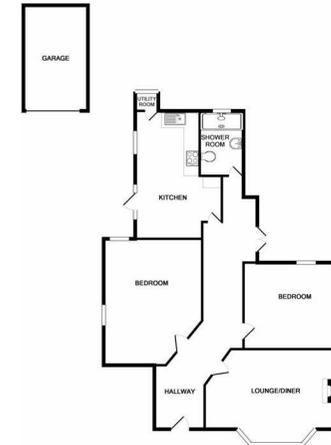
L shaped courtyard style garden, fully paved and very private with good fencing. Outside tap & lighting, gated pedestrian access to rear. A perfect area for al fresco dining relaxing.

Garage

Detached single garage with double doors, Power & light. Parking available in front.

Lease information

Approx. 150 years remaining of the lease.
Ground rent £30 per annum
Service charge £215 per annum
Buildings Insurance £623.50 per annum
Managing agents Pace
Freeholder Phoenega Trading Company.



We have made every effort to ensure the accuracy of the floor plan contained here. Measurements of rooms, corridors, stairs and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used for any other purpose. The accuracy of the floor plan is not guaranteed and is subject to change without notice. © 2021

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	