

**SCOTT &
STAPLETON**

BEACH AVENUE
Leigh-On-Sea, SS9 1HW
£225,000





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Scott & Stapleton are delighted to offer for sale this bright & spacious top floor apartment benefitting from magnificent, far reaching estuary views.

This super property occupies the entire top floor of this imposing Victorian villa and comprises of a spacious lounge with huge south facing picture window, good size separate kitchen, double bedroom & modern fitted bathroom. There are also the added attractions of an off street parking space & long lease.

Ideally located for all amenities, Chalkwell mainline railway station is within a few minutes walk whilst Leigh Broadway, the seafront & local parks are also all close to hand.

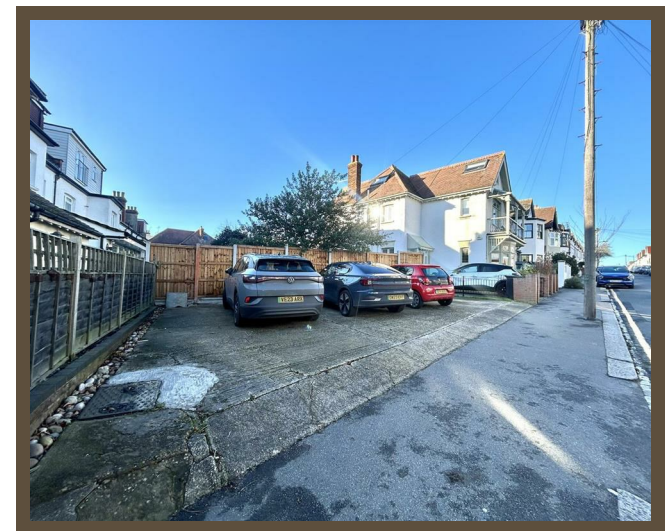
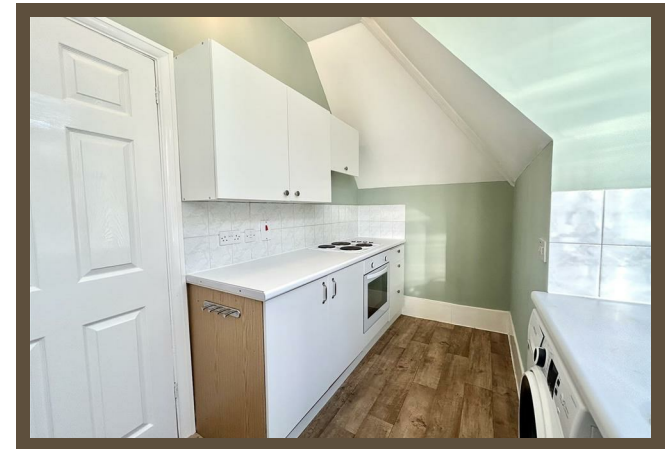
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An ideal first time purchase or long term buy to let opportunity this is a great chance to purchase a really smart flat in a highly desirable location.

Offered with vacant possession & no onward chain, an early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door with intercom leading to communal entrance hall with stairs to all floor.
Personal entrance door with spy hole leading to:

Lounge

4.04m x 3.63m (13'3 x 11'11)
Large, bright room with high ceilings. Huge UPVC double glazed picture window to front with fabulous estuary views.
Electric storage heater, intercom. Doors to kitchen & lobby.

Kitchen

4.01m x 2.29m (13'2 x 7'6)
Large UPVC double glazed window to side. Modern fitted base & eye level units with drawer pack, integrated appliances including electric oven, separate electric hob & extractor fan. Spaces for washing machine, dishwasher & fridge/freezer. Roll edge worktops with inset ceramic sink unit with matching drainer & mixer tap, tiled splashbacks.

Lobby

Fitted airing cupboard with foam lagged copper cylinder.
Doors to bedroom & bathroom.

Bedroom

3.20m x 3.00m (10'6 x 9'10)
Large UPVC double glazed window to side with estuary views. Electric storage heater.

Bathroom

2.59m x 1.22m (8'6 x 4')
luxury white suite comprising of corner bath with electric shower over, low level WC & pedestal wash hand basin with mixer tap. Fully tiled walls, wall mounted electric heater, extractor fan.

Externally

The property benefits from a single off street parking space to hardstanding at the road.

Lease details

The vendor informs us of the following.

The lease has 152 years remaining.
Buildings insurance is approx. £445 per annum.
Service charge is approx. £806 per annum.
No ground rent charges.



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		
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