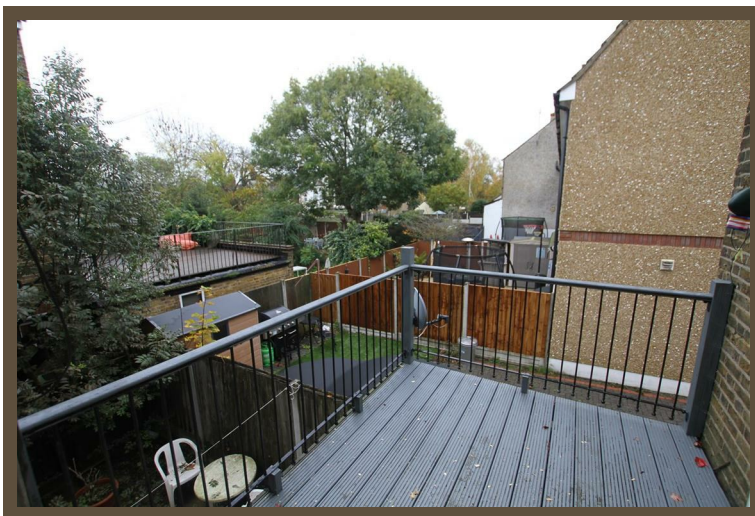


SCOTT &  
STAPLETON

ELM ROAD  
Leigh On Sea, SS9 1SQ  
£260,000







## ELM ROAD

**£260,000**

LEIGH ON SEA, SS9 1SQ

Scott & Stapleton are delighted to offer for sale this spacious first floor conversion flat situated in a highly sought after location just yards from Leigh Broadway.

This super property is well presented with bright & airy accommodation including a large full width lounge/diner, separate fitted kitchen, 2 double bedrooms & fitted bathroom.

There are also the added attractions of OFF STREET PARKING, a delightful balcony plus a share of the freehold.

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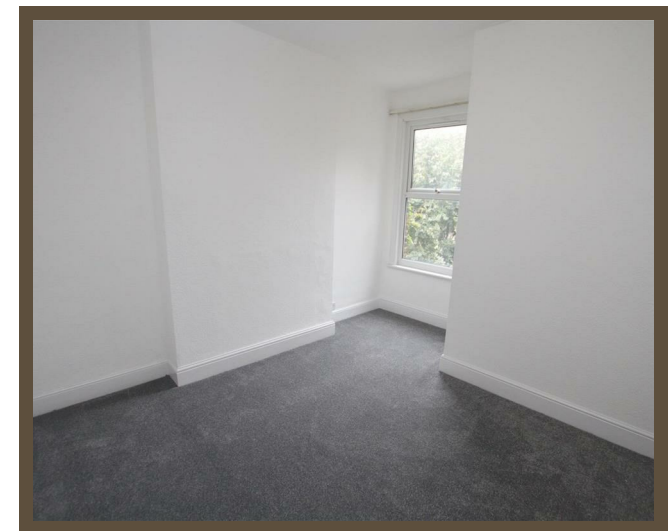
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Located in a desirable location within easy walking distance of Leigh mainline railway station, seafront & all other amenities.

Offered with vacant possession & no onward chain a great opportunity for a first time purchaser, downsizer or long term buy to let investment. An early internal inspection is strongly advised.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.



Accommodation comprises

Communal entrance door with intercom. Access to communal entrance hall with personal door & stairs to first floor landing.

First floor landing

Large split level landing with spindle & balustrade. Fitted storage cupboard housing meters, loft access, intercom unit. Panelled doors to all rooms.

Lounge/diner

5.18m 1.83m x 4.72m into bay (17' 6 x 15'6 into bay) Bright room with UPVC double glazed bay window & further UPVC double glazed window to front. 2 radiators, picture rail, coved ceiling.

Kitchen

2.46m x 2.24m maximum (8'1 x 7'4 maximum) Obscure UPVC double glazed window to side. Range of white high gloss Shaker style units to base & eye level with matching drawer pack. Spaces for gas oven, washing machine & fridge. Roll edge worktops with inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, radiator, wall mounted Baxi combination boiler (not tested).

Bedroom one

3.38m x 3.15m (11'1 x 10'4) UPVC double glazed french doors to rear on to balcony. Radiator.

Balcony/roof terrace

2.82m x 2.21m (9'3 x 7'3) Decked flooring with wrought iron railings.

Bedroom two

3.89m maximum x 3.35m (12'9 maximum x 11'15) UPVC double glazed window to side. Radiator.

Bathroom

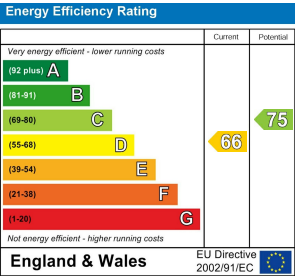
Obscure UPVC double glazed window to side. White suite comprising of cast iron panelled bath with mixer tap & shower attachment, low level WC & wash hand basin in vanity unit with cupboard below & mixer tap. Fully tiled walls, fitted storage cupboard, radiator, extractor fan.

Off road parking for 2 x cars

There is hardstanding to the side of the property providing off street parking for 2 cars.

Lease details

The property benefits from a share of freehold.



Energy and climate labels must be made available to buyers or tenants of the property at the time of the transaction. The information provided on this label is based on the information provided by the seller or tenant. It is not a guarantee of the accuracy of the information provided. The information provided is for informational purposes only and should not be used as a basis for any decision. The information provided is subject to change without notice.

