

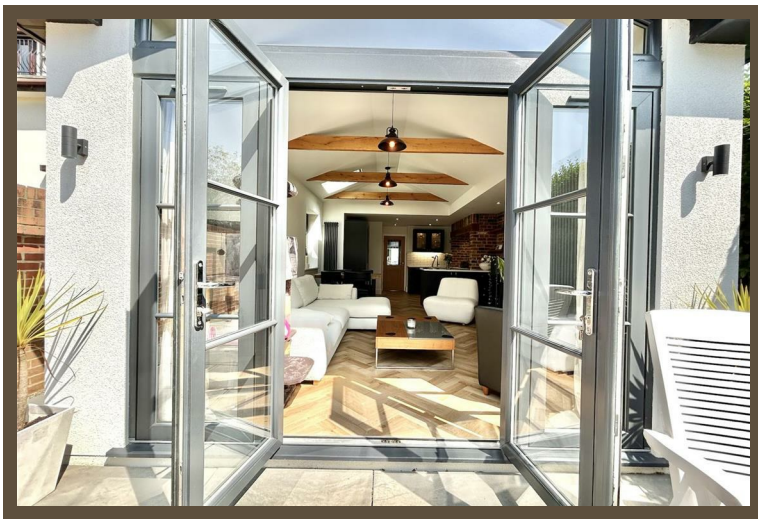
SCOTT &
STAPLETON

HADLEIGH ROAD

Leigh-On-Sea, SS9 2LY

Offers In Excess Of £400,000





HADLEIGH ROAD

£400,000

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Scott & Stapleton are delighted to offer for sale this magnificent ground floor garden flat situated in the heart of the ever popular Marine Estate within easy walking distance of Leigh mainline railway station.

This stunning property has been extensively renovated including complete new roof, guttering & downpipes, new windows and complete rewire & plumbing providing bright & spacious accommodation of the highest quality.

There are 2 good size double bedrooms, a luxury fitted shower room and superb south facing open plan kitchen/lounge & diner with a vaulted ceiling. There is also a well tended rear garden with large patio & lawn

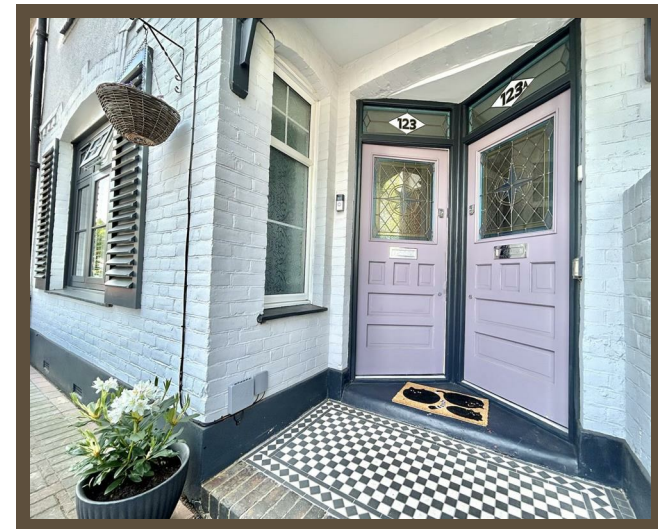
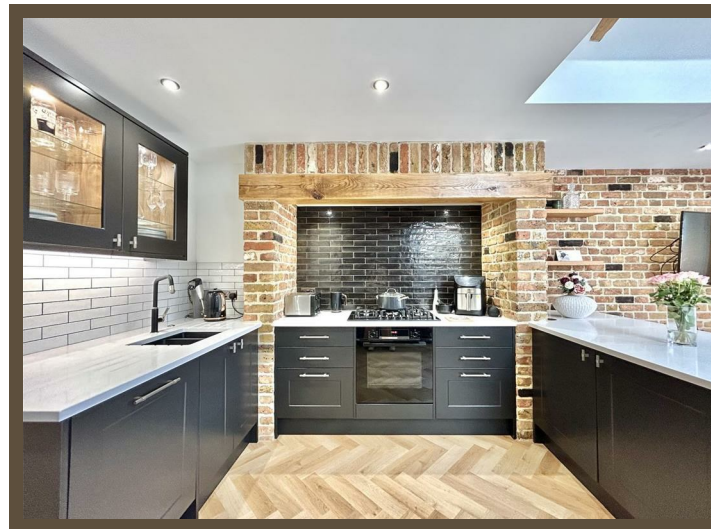
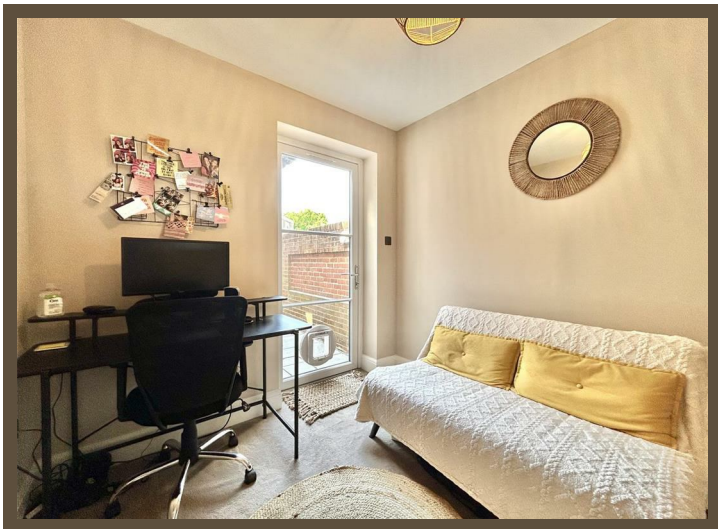
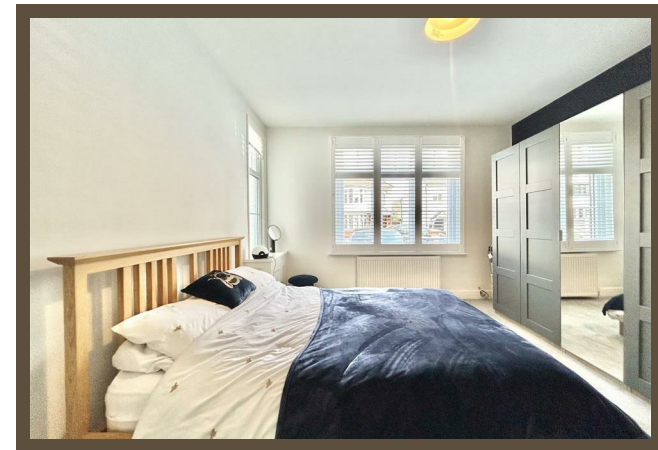
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There are 2 good size double bedrooms, a luxury fitted shower room and superb south facing open plan kitchen/lounge & diner with a vaulted ceiling. There is also a well tended rear garden with large patio & lawn plus a useful outbuilding perfect for a home office or gym.

Situated in a highly desirable location within the West Leigh Schools catchment area & walking distance of Leigh Broadway & Old Town.

This is a great opportunity to purchase a true 'turn key' property of the highest order. An early internal inspection is strongly advised.



Accommodation comprises

Original wooden entrance door with feature stained, lead light inset leading to entrance hall.

Entrance hall

Large L shaped entrance hall with Amtico style flooring. Wood panelled walls with fitted cupboard housing space for washing machine, further built in cupboard, radiator, ceiling spotlights. Modern solid wood doors to all rooms.

Open plan lounge/diner/kitchen

9 x 4.4 (29'6" x 14'5")

Kitchen area

3.9 x 3.1 (12'9" x 10'2")

Beautiful modern fitted kitchen with an abundance of Shaker style base & eye level units with drawer pack. Integrated appliances including Bosch electric oven, separate 5 ring gas hob and extractor fan all in feature exposed brick surround with wooden beam mantle, integrated fridge/freezer & dishwasher. Quartz worktops with inset one and a quarter bowl sink unit with waste disposal unit & mixer tap, feature tiled splashbacks, ceiling spotlights, Amtico style flooring. Open plan in to lounge/dining area.

Lounge/dining area

5.9 x 4.4 (19'4" x 14'5")

Extremely bright room with vaulted ceiling and exposed oak beams, UPVC double glazed french doors to rear on to garden plus full height UPVC double glazed windows to rear, further UPVC double glazed window to side plus Velux window to roof space. Feature exposed brick wall to one side, Amtico style flooring, 2 modern vertical radiators, fitted cupboard.

Bedroom 1

4.1 x 3.7 (13'5" x 12'1")

Large UPVC double glazed window to front with fitted Plantation style shutters, further UPVC double glazed window to side. Radiator, fitted cupboard.

Bedroom 2

3.1 x 2.5 (10'2" x 8'2")

UPVC double glazed door to rear on to garden. Modern vertical radiator, fitted cupboard.

Bathroom

3.1 x 1.9 (10'2" x 6'2")

Luxury 4 piece suite comprising of large bath in tiled surround with mixer tap, separate double shower cubicle, low level WC with concealed cistern, wall mounted wash hand basin with mixer tap & drawers below. Fully tiled walls & floor, heated towel rail, ceiling spotlights, shaver point, extractor fan.

Front garden

The property has a block paved driveway providing off street parking for 1 car.

Rear garden

Sunny south/west backing rear garden commencing with large stone patio with feature wall to one boundary. Well tended lawn, storage area, outside lighting, power points & tap. Useful pedestrian access to rear. Approx. 60' x 25'.

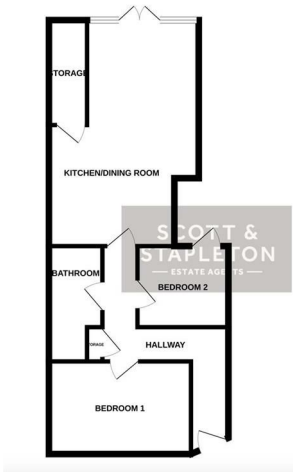
Home office/gym

3.1 x 2.2 (10'2" x 7'2")

Useful outbuilding being ideal for a home office, gym, etc. UPVC double glazed windows, vaulted ceiling, fully insulated with power & light.

Lease information

125 year lease from 2023.
No annual ground rent charge
No annual service charge.
Maintenance split 50/50 with upstairs property as required.
Buildings Insurance contribution approx. £280 per annum.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		