

SCOTT &  
STAPLETON

**WESTLEIGH AVENUE**  
Leigh-On-Sea, SS9 2LE  
**Offers Over £235,000**







## WESTLEIGH AVENUE

**£235,000**

LEIGH-ON-SEA, SS9 2LE

Scott & Stapleton are delighted to offer for sale this super top floor purpose built apartment located in a highly sought after location south of the London Road on the ever popular Marine Estate.

Offered with vacant possession the property has good size accommodation including 2 double bedrooms, spacious lounge, separate kitchen, fitted bathroom plus the added attraction of a single GARAGE to the rear.

Located within the popular Westleigh Schools catchment area & walking distance of Leigh station & Broadway plus benefitting from a 144 year lease this would be a great first time purchase or long term buy to let investment.

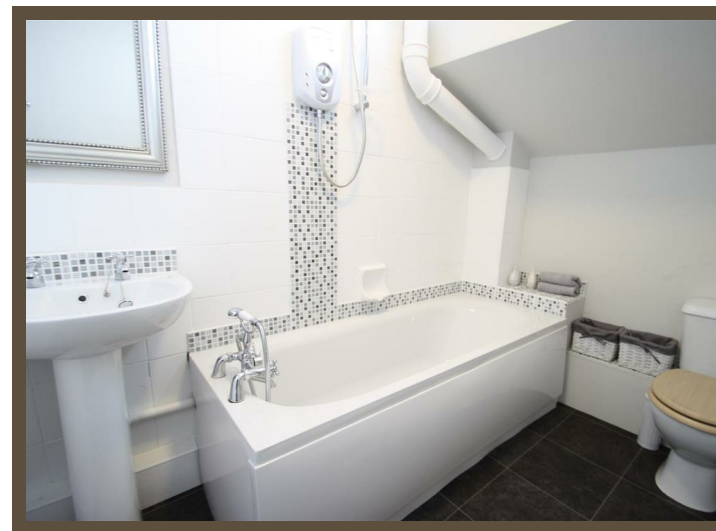
An early internal inspection would be strongly recommended.

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Accommodation comprises

Communal entrance door leading to communal entrance hall with stairs to all floors. Personal entrance door leading to entrance hall.

Entrance hall

L shaped entrance hall with large built in airing cupboard housing foam lagged copper cylinder. Electric radiator, doors to all rooms.

Lounge

5.03m x 2.95m increasing to 3.43m (16'6 x 9'8 increasing to 11'3)  
Large UPVC double glazed window to rear. Electric radiator, door leading to kitchen.

Kitchen

3.07m x 2.29m (10'1 x 7'6)  
Large UPVC double glazed window to rear. Range of base & eye level units with drawers over base units. Spaces for oven, washing machine & fridge/freezer. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks.

Bedroom 1

3.76m x 3.48m (12'4 x 11'5)  
UPVC double glazed window to side with views over The Marine Estate towards the estuary. Electric radiator.

Bedroom 2

3.45m x 3.40m (11'4 x 11'2)  
UPVC double glazed window to side with views over The Marine Estate towards the estuary. Electric radiator, range of built in wardrobes with sliding doors, additional eaves storage cupboard.

Bathroom

2.49m x 1.75m (8'2 x 5'9)  
Obscure glazed window to front. White suite comprising of

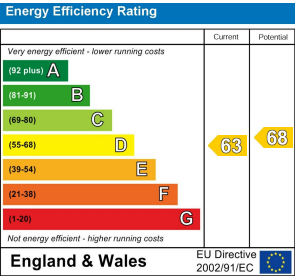
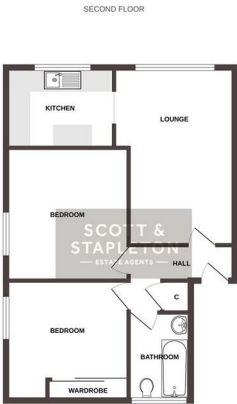
panelled bath with mixer tap and separate electric Triton shower above, low level WC & pedestal wash hand basin, part tiled walls.

Externally

Well tended communal gardens to front & rear.  
Hardstanding to rear leading to DETACHED SINGLE GARAGE.

Lease details

Currently 144 years remaining on the lease.  
Service charge £1,200 per annum which includes buildings insurance.



Information about this floor plan is provided by the property owner. The information is provided for general information only and is not intended to be used for any other purpose. The information is provided for general information only and is not intended to be used for any other purpose.

