

SCOTT &
STAPLETON

48 QUEENS ROAD
Leigh-On-Sea, SS9 1BH
Offers In Excess Of £650,000





48 QUEENS ROAD

£650,000

LEIGH-ON-SEA, SS9 1BH

Scott & Stapleton are excited to offer for sale this exceptional purpose built penthouse apartment within a small, exclusive development south of Leigh Broadway.

This superb property is of the highest quality with luxury fixtures & fittings throughout, fabulous south facing balcony and amazing views over the Thames Estuary towards the Kent coastline.

The spacious well planned accommodation benefits from a huge open plan 29'2 x 24'3 lounge/dining area & modern kitchen with integrated appliances. There are also 2 double bedrooms, a luxury fitted en suite shower room & large fitted bathroom.

Scott & Stapleton are excited to offer for sale this exceptional purpose built penthouse apartment within a small, exclusive development south of Leigh Broadway.

This superb property is of the highest quality with luxury fixtures & fittings throughout, fabulous south facing balcony and amazing views over the Thames Estuary towards the Kent coastline.

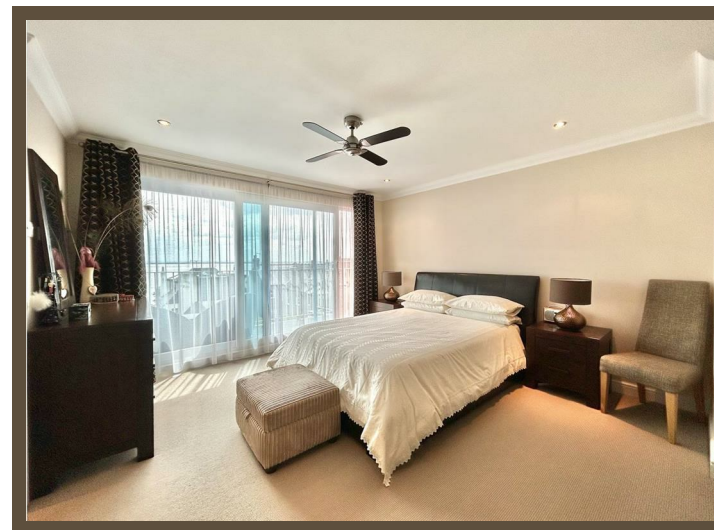
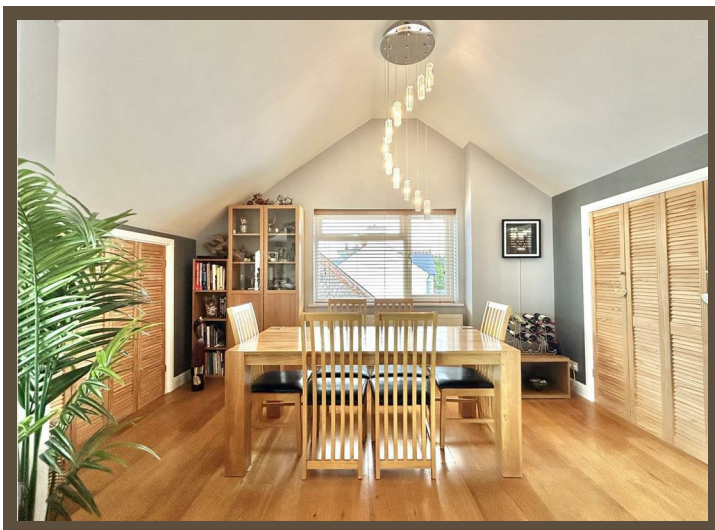
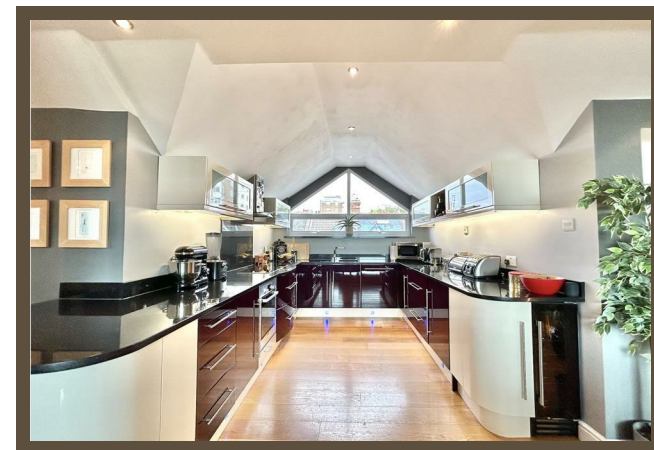
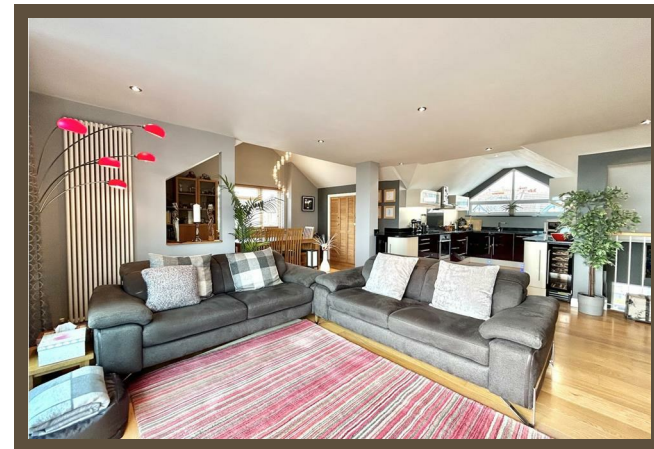
The spacious well planned accommodation benefits from a huge open plan 29'2 x 24'3 lounge/dining area & modern kitchen with integrated appliances. There are also 2 double bedrooms, a luxury fitted en suite shower room & large fitted bathroom.

Other attractions include a single garage, allocated off street parking, a share of freehold & reasonable annual service charges.

Located in a highly desirable & quiet location the apartment is within just a few minutes walk of Leigh Broadway whilst Chalkwell station & seafront are also close to hand.

A fabulous opportunity to purchase a true penthouse of exceptional quality. 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 leading to recent redecorated communal entrance with stairs to all floors. Solid wooden entrance door leading to entrance lobby.

Entrance lobby

Lobby area with stairs leading to half landing with UPVc double glazed window to front, stairs leading to landing.

Landing

4 x 1.3 (13'1" x 4'3")

Solid wood flooring, large storage cupboard housing meters, radiator, ceiling spotlights. Solid wooden doors leading to bedrooms & bathroom, opening to living space.

Open plan lounge/diner/kitchen

8.9 x 7.4 max (29'2" x 24'3" max)

Lounge area

5.4 x 4.7 (17'8" x 15'5")

UPVC double glazed patio doors to rear leading to balcony with fabulous south facing estuary views. Solid wood floor, 3 modern vertical radiators, ceiling spotlights. Open to kitchen & dining room.

Dining area

4.2 x 2.6 (13'9" x 8'6")

UPVC double glazed window to side. Vaulted ceiling, radiator, large eaves storage cupboard.

Kitchen area

3.4 x 2.8 (11'1" x 9'2")

Feature triangular UPVC double glazed window to front. Luxury range of base & eye level units with glazed display units, deep pan drawers & ample storage. Integrated appliances including electric oven, glass ceramic hob, extractor fan, drawer fridges, freezer, dishwasher & 2 wine coolers. Granite worktops with matching upstand & splashback, inset stainless steel one and a quarter bowl sink unit with mixer tap. Solid wood flooring, ceiling spotlights.

Balcony

Fabulous south facing balcony with glorious views. Ample room for al fresco dining and/or loungers. Wrought iron railings, tiled floor, external lighting.

Utility cupboard

2.5 x 1.8 (8'2" x 5'10")

Useful, large eaves cupboard with spaces for washing machine, tumble dryer & freezer, additional storage area. Wall mounted Worcester combination boiler (not tested).

Master bedroom

4.5 x 3.3 (14'9" x 10'9")

UPVC double glazed patio doors to rear leading to balcony with fabulous south facing estuary views. Radiator, coved ceiling with ceiling spotlights. Door to en suite.

En suite

3.3 x 1.5 (10'9" x 4'11")

Obscure UPVC double glazed window to side. Luxury suite comprising of walk in shower cubicle, low level WC with concealed cistern and wash hand basin in vanity unit with mixer tap & cupboards below. Fully tiled walls & cushion flooring, heated towel rail, ceiling spotlights, extractor fan. Large eaves storage cupboard.

Bedroom 2

3.8 x 3.3 (12'5" x 10'9")

UPVC double glazed window to side. Radiator, coved ceiling with ceiling spotlights. Large eaves storage cupboard.

Main bathroom

3 x 2.8 (9'10" x 9'2")

Feature triangular obscure UPVC double glazed window to front. Vaulted ceiling. Luxury 4 piece suite comprising of freestanding bath, large walk in double shower cubicle, low level WC with concealed cistern & wall mounted wash hand basin in vanity unit with mixer tap & drawers below. Fully tiled floor & walls, 2 heated towel rails, fitted storage unit, ceiling spotlights.

Externally

The development benefits from well tended gardens to front & side. Vehicular access to rear.

Garage

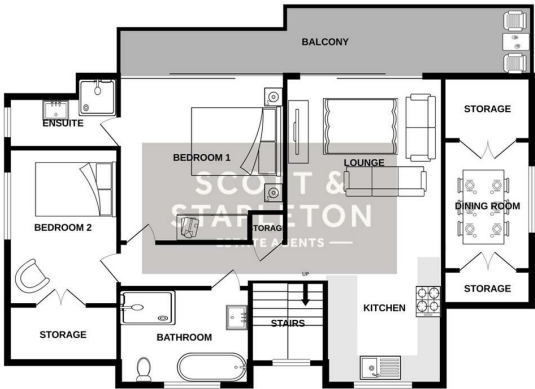
5.9 x 3.1 (19'4" x 10'2")

Larger than average single garage with up & over door to front. Power & light. Further allocated off street parking space.

Lease details

The vendor informs us of the following:

The property benefits from a share of freehold. Original 999 year lease with approx. 995 years remaining. No annual ground rent charges. Annual service charge of approx. £2,000.



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		