

SCOTT &  
STAPLETON

LAUREL CLOSE  
Leigh On Sea, SS9 2EE  
£320,000





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**£320,000**

LEIGH ON SEA, SS9 2EE

Scott & Stapleton are delighted to offer for sale this extremely spacious first floor, purpose built apartment situated in a highly desirable location and benefitting from glorious estuary views.

This larger than average flat is in need of some minor works but offers large accommodation including 2 double bedrooms, modern bathroom, spacious lounge/diner 17'4 x 11'1 with south facing balcony open plan to large fully fitted kitchen/breakfast room.

There are the added attractions of a section of garden & newly extended lease of 173 years.

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Located in a sought after location within the Leigh Conservation Area the property has brilliant views over and is yards away from Leigh Old Town with the station & Broadway also within a short walk.

Offered with vacant possession, no onward chain and at a reasonable price a great opportunity for a first time buyer or downsizer. An early internal inspection is strongly advised.



### Accommodation comprises

Obscure double glazed personal entrance door leading to entrance lobby.

### Entrance lobby

Full height obscure double glazed window to front. Ample room for coats & shoes. Stairs to first floor landing.

### First floor landing.

Built in storage cupboard, loft access. Part obscure glazed door to kitchen/breakfast room.

### Kitchen/breakfast room

4.3 x 2.1 increasing to 3.1 (14'1" x 6'10" increasing to 10'2")

2 double glazed windows to rear. Range of Shaker style base & eye level units with integrated appliances including electric oven, gas hob, extractor fan & fridge/freezer. Spaces for washing machine & dishwasher. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, fully tiled walls, radiator, laminate flooring, ceiling spotlights. Large opening in to lounge/diner.

### Lounge/diner

5.3 x 3.4 (17'4" x 11'1")

Large full height double glazed window to front with fabulous views over Leigh Old Town towards the estuary. Double glazed french doors to front on to south facing balcony. Radiator, ceiling spotlights. Door to inner hallway.

### Inner hallway

Large built in storage cupboard. Doors to bedrooms & bathroom.

### Bedroom 1

3.4 x 3.3 (11'1" x 10'9")

Double glazed window to front with views over Leigh old Town towards the estuary. Built in wardrobes & cupboards. 2 wall light points, radiator.

### Bedroom 2

3.3 x 3 (10'9" x 9'10")

Double glazed window to rear. Built in wardrobe, radiator.

### Bathroom

1.9 x 1.6 (6'2" x 5'2")

Obscure double glazed window to rear. White suite comprising of panelled bath with mixer tap & separate shower over, pedestal wash hand basin with mixer tap & low level WC. Fully tiled walls, radiator.

### Exterior

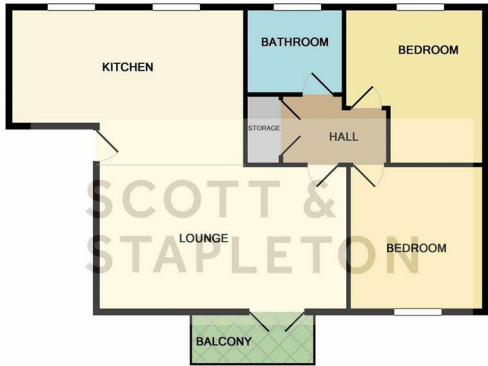
The property benefits from a large section of front garden. Tiered and mainly laid to crazy paving with mature shrub & flower beds.

### Lease details

The property benefits from a recently extended lease of 173 years.

Ground rent £50 per annum,

Buildings Insurance approx. £355 per annum



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	