

SCOTT &
STAPLETON

SALISBURY MANOR
Leigh On Sea, SS9 2JW
£275,000





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This super property benefits from a private, west facing rear garden with direct access, single garage & off street parking with spacious accommodation including 2 double bedrooms, large lounge & fitted kitchen & bathroom.

There is also the added attraction of a long lease & reasonable service charges.

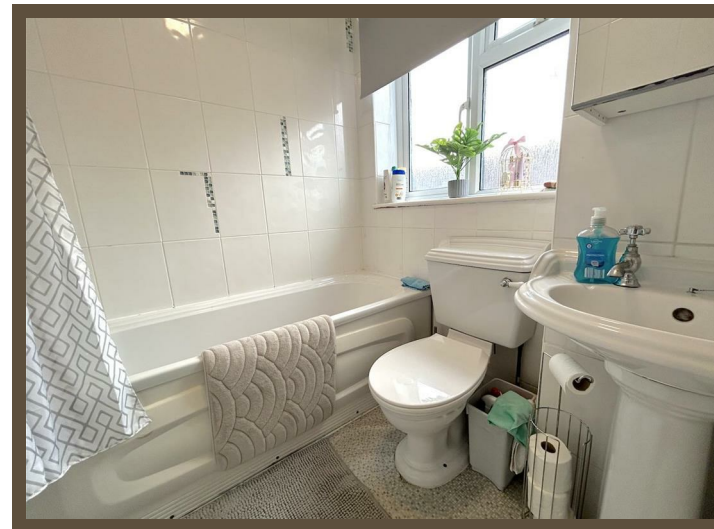
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Located in a sought after location the property is within easy reach of Leigh mainline railway station, the popular Broadway shopping & leisure facilities and all other amenities.

Offered with vacant possession & no onward chain this would be a great first time purchase, downsizing option or long term buy to let opportunity. An early internal inspection is strongly advised.



Accommodation comprises

Own UPVc entrance door with double glazed insets leading to entrance hall

Entrance hall

Large L shaped entrance with laminate flooring & 2 large built in storage cupboards. Doors to all rooms.

Lounge

4.72m x 3.38m (15'6 x 11'1)

Large UPVC double glazed window to rear. Radiator, 2 wall light points.

Kitchen

3.20m x 2.26m (10'6 x 7'5)

2 UPVC double glazed windows to side & rear, half UPVC double glazed door to rear on to garden. Range of base & eye level units with drawers over base units. Integrated electric oven, gas hob & extractor fan, spaces for fridge, freezer & washing machine. Roll edge worktops with stainless steel sink unit with mixer tap & matching drainer, tiled splashbacks, wall mounted boiler (not tested), radiator.

Bedroom 1

4.37m x 3.18m (14'4 x 10'5)

UPVc double glazed window to front. Radiator.

Bedroom 2

3.38m x 2.54m (11'1 x 8'4)

UPVc double glazed window to front. Radiator, large built in cupboard.

Bathroom

1.91m x 1.65m (6'3 x 5'5)

Obscure UPVC double glazed window to side. white suite comprising of panelled bath with mixer tap & shower attachment, low level WC & pedestal wash hand basin. Fully tiled walls, radiator.

Rear garden

Own section of west backing rear garden with direct access from kitchen. Mainly crazy paved hardstanding with mature hedging to borders. Gated access to rear.

Garage

Single garage in block to rear, off street parking space in front.

Communal facilities

Off street parking to front on a first come first serve basis plus communal garden area to rear.

Lease details

Original 199 year lease from 1965 with 140 unexpired years remaining.

Service charge £230 half yearly.

