



Marine Parade

Leigh-on-Sea

- DETACHED FREEHOLD BUILDING
- CURRENTLY COMPRISED AS TWO FLATS
- TWO GARAGES TO THE REAR
- INVESTMENT/DEVELOPMENT OPPORTUNITY



Guide Price £1,100,000

**** INVESTMENT OPPORTUNITY** *FREEHOLD** **TWO GARAGES****

****CURRENTLY COMPRISED AS TWO FLATS**** Are you looking for a unique opportunity in an iconic location to acquire an investment of a detached property comprising of two flats or the possibility of converting it back to a large house? Viewings are recommended to really appreciate what is on offer.





Hair & Son are pleased to offer a detached property currently comprised as a ground floor flat and a first floor flat which both have their own private entrances.

The ground floor boasts huge accommodation throughout with two double bedrooms, a spacious lounge and sitting area, a modern fitted kitchen with dining space. Further to the rear the property features a conservatory and a ground floor cloakroom. The main bathroom is also found with a panelled bathtub, a low level wc, a shower cubicle and wash hand basin.

The upstairs flat which offers a similar floorplan, features two double bedrooms, two reception rooms, a fitted kitchen space, bathroom, separate wc, as well as a sun room and balcony to the front aspect of the property. This provides fantastic views towards the estuary which can only be fully appreciated with an internal viewing. This flat can be accessed with a staircase down the side of the property.

Externally the property offers a paved driveway for off road parking, a lovely rear garden which is mainly grass laid to lawn. As well as two garages located behind the rear garden.

The property offers huge potential throughout, either for re-development or for an investment with the chance of owning two flats with the entire freehold.

The property is situated in a prime position in one of Leigh-on-Sea's most iconic locations. It is within walking distance to Leigh Broadway with all its amenities including bars and restaurants, Leigh train station with direct links to London Fenchurch street train station as well as the historic Old Leigh with renowned pubs and restaurants which are a perfect retreat particularly in the summer months.

Offered to the market with vacant possession, therefore no onward chain.

GROUND FLOOR FLAT:

ENTRANCE HALL

LOUNGE

11' 11" x 11' 5" (3.63m x 3.48m)

SITTING ROOM

11' 11" x 11' 5" (3.63m x 3.48m)

BEDROOM ONE

19' 5" x 13' 4" (5.92m x 4.06m)

BEDROOM TWO

11' 5" x 10' 6" (3.48m x 3.2m)

KITCHEN/BREAKFAST ROOM

20' 1" x 11' 2" (6.12m x 3.4m)

LEAN TO

15' 8" x 7' 5" (4.78m x 2.26m)

WC

BATHROOM

FIRST FLOOR FLAT:

BEDROOM ONE

12' 0" x 11' 2" (3.66m x 3.4m)

BEDROOM TWO

10' 6" x 10' 3" (3.2m x 3.12m)

LANDING

KITCHEN

11' 7" x 11' 2" (3.53m x 3.4m)

DINING ROOM

12' 3" x 12' 0" (3.73m x 3.66m)

LOUNGE

14' 3" x 13' 1" (4.34m x 3.99m)

SUN ROOM

20' 10" x 5' 2" (6.35m x 1.57m)

BALCONY



GARDEN

OFF ROAD PARKING

GARAGES

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.











Total area: approx. 254.0 sq. metres (2733.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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