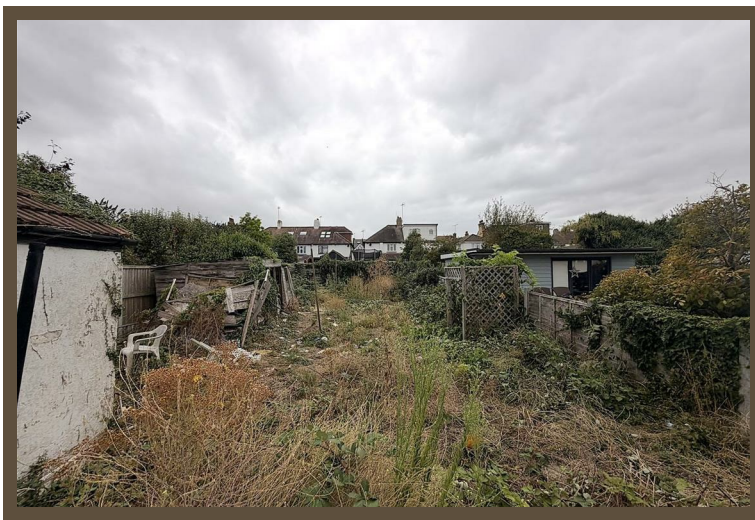


SCOTT &
STAPLETON

STATION ROAD
Leigh-On-Sea, SS9 1ST
Offers In Excess Of £400,000





STATION ROAD

LEIGH-ON-SEA, SS9 1ST

£400,000

Scott & Stapleton are excited to offer for sale this semi detached character property in need of complete refurbishment & modernisation.

This sizeable property offers huge potential but currently benefits from 3 double bedrooms, family bathroom, 2 reception rooms, kitchen, conservatory & ground floor cloakroom. There is a good size, west backing rear garden, detached single garage & ample off street parking.

A great opportunity to add serious value for a new owner or for a developer to refurbish and sell on for a substantial profit. Potential for simple modernisation of the current layout or larger development with rear

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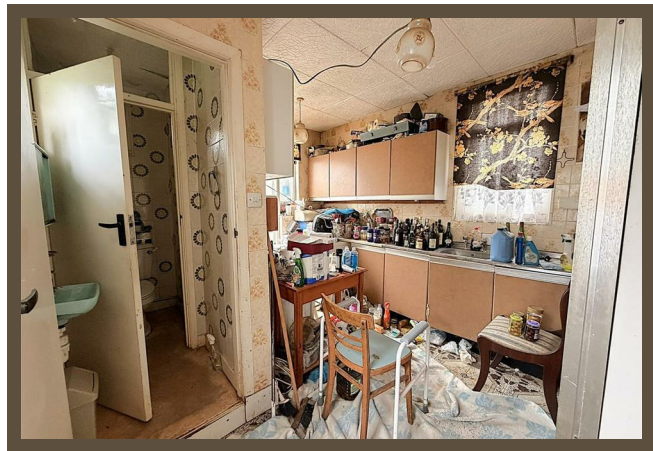
family bathroom, 2 reception rooms, kitchen, conservatory & ground floor cloakroom. There is a good size, west backing rear garden, detached single garage & ample off street parking.

A great opportunity to add serious value for a new owner or for a developer to refurbish and sell on for a substantial profit. Potential for simple modernisation of the current layout or larger development with rear ground floor extension, double storey side extension & loft conversion (stpp).

Located in a highly desirable location south of the London Road within easy access of Leigh Broadway, railway station & shops whilst also being in the popular Chalkwell Hall Schools catchment area.

Offered with vacant possession & no onward chain this would be a fabulous chance to purchase a realistically priced, spacious character property in a highly desirable location. Not for the faint hearted but for those willing to roll their sleeves up and get stuck in a great one to go for.

*** CHECK OUT OUR AI GENERATED PHOTOS TO SEE WHAT YOU COULD END UP WITH WITH A BIT OF HARD WORK ***



Accommodation comprises

UPVC half double glazed entrance door to porch.

Porch

1.7 x 1.7 (5'6" x 5'6")

UPVC double glazed windows to front & sides. Original half obscure glazed door to entrance hall.

Entrance hall

6.8 x 1.6 (22'3" x 5'2")

Stairs to first floor with understairs storage housing meters.

Lounge

4.4 x 3.3 (14'5" x 10'9")

UPVC double glazed bay window to front.

Dining room

3.7 x 3.3 (12'1" x 10'9")

UPVC double glazed French doors to rear.

Morning room

3.6 x 3 (11'9" x 9'10")

UPVC double glazed bay window to side.

Kitchen

3.2 reducing to 2.1 x 3.8 (10'5" reducing to 6'10" x 12'5")

UPVC half double glazed door to side. Window to side, obscure glazed door to rear to conservatory. Recently fitted boiler (not tested).

Ground floor cloakroom

1.9 x 0.8 (6'2" x 2'7")

Windows to rear & side.

Conservatory

2.7 x 2.6 (8'10" x 8'6")

UPVC conservatory with double glazed french doors to rear on to garden.

First floor landing

4.7 x 1.7 (15'5" x 5'6")

Window to side.

Bedroom 1

3.7 increasing to 4.4 x 5.2 (12'1" increasing to 14'5" x 17'0")

UPVC double glazed bay window to front plus further UPVC double glazed window to front.

Bedroom 2

3.7 x 3.3 (12'1" x 10'9")

Window to rear.

Bedroom 3

3.8 x 3.1 (12'5" x 10'2")

Window to rear.

Bathroom

2.2 x 2.1 (7'2" x 6'10")

Obscure glazed window to side.

Separate WC

1.3 x 0.8 (4'3" x 2'7")

Obscure glazed window to side. Amazing tiles.

Front garden

Road frontage of approx. 40' with a large driveway providing ample off street parking.

Garage

Detached single garage with pitched roof & up & over door (unable to access).

Rear garden

Larger than average, west backing rear garden extending to approx. 75' x 40'



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		