

SCOTT &  
STAPLETON

WOODFIELD ROAD  
Leigh-On-Sea, SS9 1ET  
Substantially reduced £600,000





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**£600,000**

LEIGH-ON-SEA, SS9 1ET

Scott & Stapleton are excited to offer for sale this once in a lifetime development opportunity to create a magnificent duplex penthouse apartment of approx. 1,800 sq ft benefitting from incredible views over the Estuary.

The current property occupies the top 2 floors of a purpose built apartment and has full planning permission to create an outstanding apartment with 2/3 double bedrooms, fabulous top floor open plan living space with uninterrupted views and access on to wrap around south & west facing balconies.

The property also has a double garage & parking plus communal gardens & a share of freehold.

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Located just yards from Chalkwell station the property is also within a short walk of Leigh Broadway, seafront & all other amenities.

An amazing opportunity for a developer or self builder to add real value or create a one off bespoke property of the highest standards.

An early internal inspection is strongly advised.



## Current accommodation comprises

Communal entrance door with intercom leading to communal entrance hall, stairs to all floors. Personal door leading to hallway.

### Entrance hall

7.3 x 1.3 (23'11" x 4'3")

### Bedroom area

9.3 x 4 (30'6" x 13'1")

### Kitchen

5.3 x 2.5 (17'4" x 8'2")

### Bathroom

4.8 x 1.8 (15'8" x 5'10")

### Top floor

### Lounge area

7.8 x 3.9 (25'7" x 12'9")

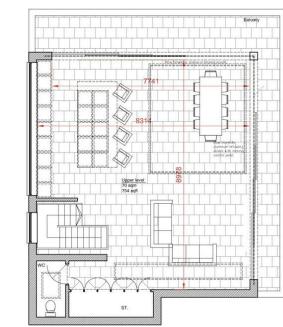
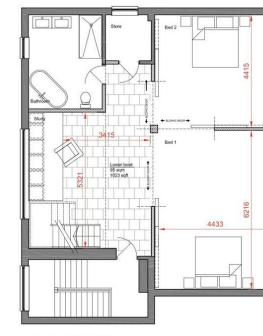
### Bathroom

5.1 x 2 (16'8" x 6'6")

### Externally

Secure off street parking, communal gardens.

There is a double garage that belongs to the property. This is currently let to the next door neighbour with an approx. 25 years lease which is non-transferable.



		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	

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
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(81-91)	B		
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