

**SCOTT &  
STAPLETON**

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





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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.

