



FOR SALE

Chapmans Walk, Leigh-On-Sea SS9 2UZ

£695,000 Freehold

- Detached House on Corner Plot
- Marine Estate
- Three Bedrooms
- Spacious Kitchen Diner
- Lounge with South Facing Patio
- South Facing Balcony
- Bathroom & Shower Room
- Modern Neutral Decor
- Detached Double Garage & Off Street Parking
- Private Rear Garden

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Fantastic detached corner plot house in the ever popular Marine Estate in Leigh. This unique property offers stylish living with neutral modern decor throughout and bright spacious rooms. A welcoming entrance hall leads to a lounge to the front aspect with feature fireplace and french doors out to a private south facing patio area. Great size kitchen diner to the rear with bi-fold doors to the garden and utility area. The ground floor is completed by a

bedroom with fitted wardrobe and contemporary three piece bathroom. To the first floor are two double bedrooms with access from bedroom one to a large south facing balcony, and three piece shower room. Externally there are private gardens to the front and rear and detached double garage with off street parking. Viewing highly advised.

Entrance

Front door into entrance hallway with double glazed windows to front and side, wooden floor, coving and two radiators. Stairs to first floor with under stair cupboard.

Lounge

Lounge to front aspect with wooden floor, two radiators, coving and double glazed French doors out to a private south facing patio. Decorative stained glass high window to side aspect and feature fireplace with slate hearth.

Kitchen Diner

Great size kitchen diner to the rear aspect with wooden floor, spotlights, two tall radiators and bi-fold doors to rear garden. Stylish fitted kitchen with a range of wall and base units and granite work surface with integral sink & mixer tap. Co-ordinating breakfast bar island with additional storage. Integrated dishwasher, double eye level oven and Neff five ring gas hob with extractor hood. Space for fridge freezer.

Utility

Utility room with double glazed window to rear and door to garden. wall mounted boiler and space for washing machine.

Reception/Bedroom 3

Versatile room to side aspect with double glazed window, wooden floor, coving, radiator and fitted wardrobe.

Bathroom

Three piece bathroom comprising of WC, vanity wash hand basin and P-shape bath with rain head shower and glazed screen. Double glazed window to side, tiled floor and part tiled walls and chrome heated towel rail.

First Floor

Stairs to first floor landing with fitted carpet, large double glazed window to side aspect and eaves storage cupboard.

Bedroom 1

Bedroom to front aspect with fitted carpet, radiator and double glazed doors out to part covered south facing balcony with railing. Eaves storage.

Bedroom 2

Bedroom to rear aspect with fitted carpet, radiator and double glazed window. Eaves storage.

Shower Room

Fully tiled three piece suite comprising of WC, wash hand basin and walk in shower.

Gardens

Pleasant and private south facing front garden with mature shrubbery and fenced off patio leading to lounge. The rear garden has patio and lawn areas with timber fencing and door to garage.

Garage & Parking

Detached double garage to rear aspect with power & off street parking for 2 vehicles.

Tenure

Freehold
Council Tax Band - E



GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		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			
		62	79
England & Wales	EU Directive 2002/91/EC		

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

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