



established 1919



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84/84a Undercliff Gardens, Leigh-On-Sea, SS9 1ED

No Offers £600,000

CASH BUYERS ONLY. Sorrell are favoured with instructions to offer sale this semi detached house arranged as 2 vacant self contained flats. Prime location with extensive estuary views and enormous potential. Further details available on request.

Ground floor flat

Door to

Kitchen 11'5" x 10'4" (3.50 x 3.15)



Fitted with cupboard and draw units, sink unit, radiator, glazed window to rear, door through to innder lobby with doors off onto

Lounge 18'2" max x 14'0" max (5.54 max x 4.27 max)



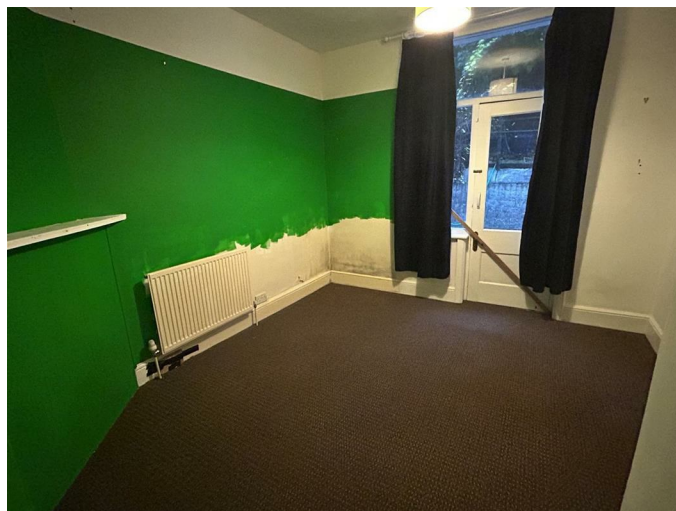
Double glazed bay window to fromnt with estuary views, laminate flooring, radiator, door to lobby with dounle glazed door to rear garden

Bedroom One



Double glazed window to rear with views, leadlite window to side

Bedroom Two



Opaque glazed window and door to rear access, radiator

Bathroom/wc



Panalled bath, pedastal wash hand basin, closed coupled wc radiator, opaque glazed window to side

First floor flat

Split level entrance hall

Lounge 11'6" x 12'2" to alcove (3.51 x 3.72 to alcove)



Double glazed window and door leading to balcony with panoramic estuary views, double glazed window to side, radiator

Bedroom One 14'11" x 12'4" max (4.57 x 3.77 max)



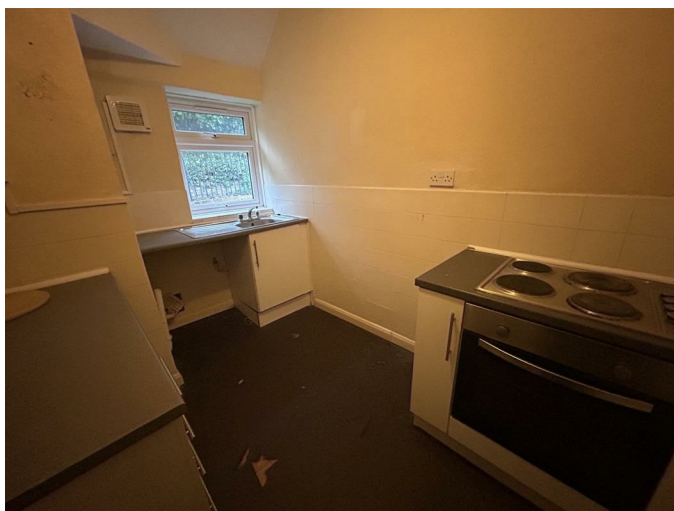
Double glazed window to front with estuary views, radiator, fitted cupboards

Bedroom Two 11'3" x 8'3" (3.43 x 2.54)



Double glazed leadlite windows to rear, built in cupboard, radiator

Kitchen 10'3" x 6'11" (3.13 x 2.12)



Double glazed window to rear, built in electric oven and hob, sink unit, plumbing for washing machine, cupboard and draw units

Bathroom/wc 10'5" x 5'11" (3.18 x 1.82)



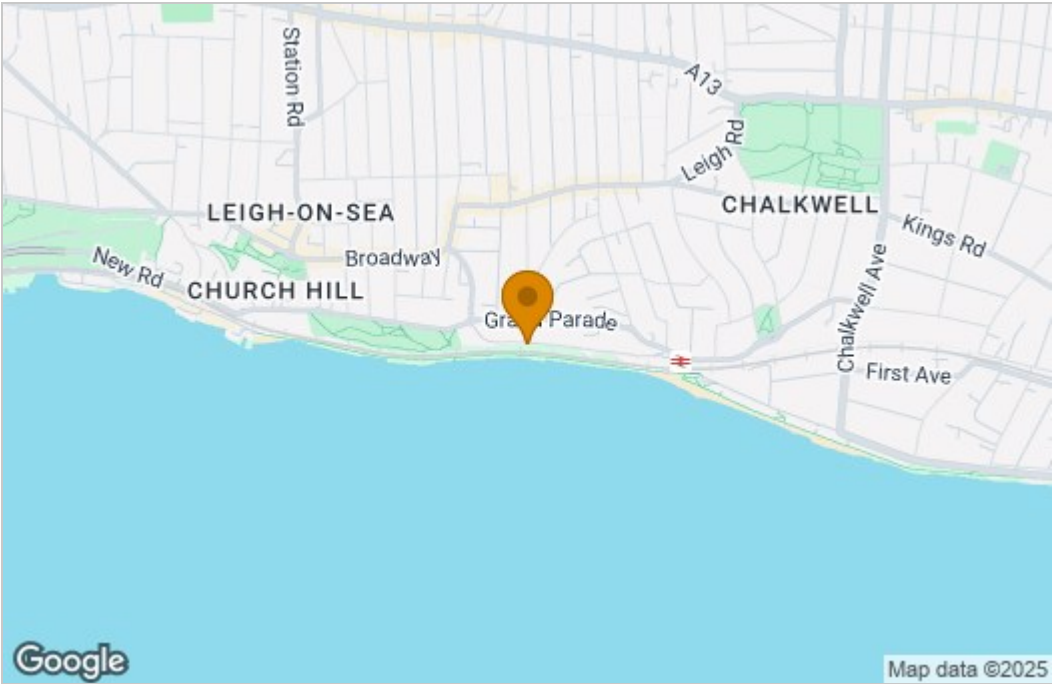
Panalled bath with electric shower over, pedestal

wash hand basin, closed coupled wc, opaque
double glazed window to side and rear, radiator

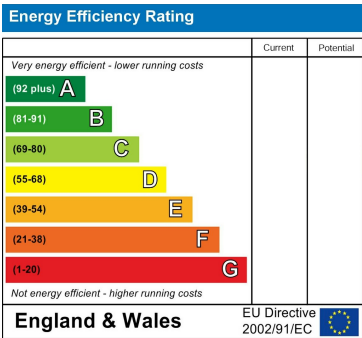
Externally

Floor Plan

Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.