



BRITISH
PROPERTY
AWARDS

2020 - 2021

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



BRITISH
PROPERTY
AWARDS

2017

★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Leighton Avenue, Leigh on Sea

STUNNING NEW BUILD HOUSE: Castle Estate Agents are delighted to offer FOR SALE this beautifully designed new build family home situated on LEIGHTON AVENUE, Set over Three floors, boasting an open plan Lounge/kitchen/Diner, a separate OFFICE/STUDY downstairs, UTILITY ROOM and OFF STREET PARKING.

- New terraced house
- 2 Receptions
- Off street parking
- Open plan living
- Quality specifications
- 3 Double Bedrooms
- 3 x Terraces
- Excellent location
- Available now
- Walk to Stations and Broadway

£685,000 Freehold

Front aspect

Brick retaining wall to front & side boundary, block paved driveway providing off street parking, lawned area, outside lighting and storage cupboard, double glazed composite door to:



Hallway

Full height double glazed side panel window to front. Stairs to first floor, Karndean flooring, double storage cupboard housing meters, down lighters.

Utility room/wc 9' 2" by 6' 7" (2m 79cm by 2m 1cm), (I)

Range of grey high gloss base level units with integrated washer dryer, modern square edge worktops with matching upstand, inset sink with mixer tap. Low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap & cupboard below, tiled flooring, down lighters, extractor fan.



Home Office/Study 15' 6" by 14' 7" (4m 72cm by 4m 44cm), (I)

Double glazed picture window to front. Karndean flooring, radiator, down lighters, power points.



First floor landing

Full height double glazed window to rear. Stairs to second floor, radiator, down lighters, doors to all rooms.

Bedroom 1 13' 5" by 11' 5" (4m 9cm by 3m 48cm), (I)

Double glazed sliding patio doors to front on to terrace, range of luxury fitted Grey wardrobes to one wall with ample storage, radiator, new carpets.



En-Suite

Luxury suite comprising of a paneled enclosed bath with wall mounted rainfall shower over & glass screen, low level WC with concealed cistern & wash hand basin with mixer tap. Tiled floor & part tiled walls, heated towel rail, fitted mirror with lighting & Bluetooth speaker, down lighters, extractor fan.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Large terrace 12' 8" by 7' 6" (3m 86cm by 2m 29cm), (I)

Secluded west facing balcony with composite decked flooring, stainless steel & glass balustrade, outside lighting.



Bedroom 2 13' 2" by 9' 1" (4m 1cm by 2m 77cm), (I)

Double glazed oriel bay window to front, luxury fitted Grey wardrobes, radiator, power points new carpets.



Bedroom 3 9' 9" by 6' 6" (2m 97cm by 1m 98cm), (I)

Double glazed oriel bay window to front, luxury Grey fitted wardrobes, radiator, power points, new carpets.



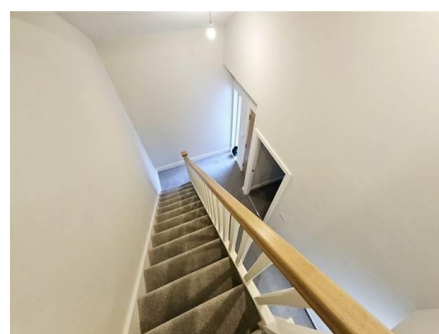
Bathroom

Obscure double glazed window to side. Luxury suite comprising of a paneled bath with shower over & glass screen, low level WC with concealed cistern & wash hand basin with mixer tap. Tiled floor & part tiled walls, heated towel rail, fitted mirror with lighting & Bluetooth speaker, ceiling spotlights, extractor fan.



Stairs to 2nd floor

New carpets, Velux window to front aspect.



Lounge/Diner open plan 15' 8" by 15' 4" (4m 78cm by 4m 67cm), (I)

Impressive, bright room with vaulted ceiling, double aspect with full height double glazed window and patio door to front on to sun terrace with further double glazed window & door to side roof garden, new carpets, vertical radiator & further normal radiator. Open plan to kitchen.

Sun terrace 16' by 7' 4" (4m 88cm by 2m 24cm), (I)

West facing terrace with composite decked flooring, stainless steel & glass balustrade, outside lighting.

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Kitchen area 11' 2" by 9' 6" (3m 40cm by 2m 90cm), ()

Double glazed window to side and door, luxury range of Grey high gloss base & eye level units with integrated appliances including electric oven, separate induction hob, extractor fan, fridge, freezer & dishwasher. Modern square edge worktops with matching up stands inset sink unit with matching drainer & mixer tap. Tiled floor, extractor fan.



Second terrace 14' 9" by 7' 7" (4m 50cm by 2m 31cm), ()

West facing roof terrace with composite decked flooring, stainless steel & glass balustrade, outside lighting. Fitted air source heat pump.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	88	
(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	

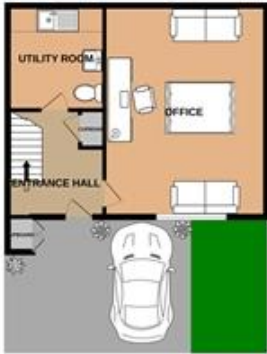
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		96
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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