



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



## Grange Road, Leigh on sea

**SOUGHT AFTER LOCATION:** Castle Estate Agents are pleased to offer FOR SALE this very well presented Spacious 3 BEDROOM, 2 RECEPTION semi-detached house set in this ideal position for Leigh-On-Sea STATION, Leigh Broadway, shops, bars, restaurants, Seafront and all local bus routes.

- 3 Bedrooms semi- detached
- Kitchen/Diner
- Utility room
- Walk to Leigh Broadway
- Walk to Station
- 2 Reception Rooms
- Cast Iron Fire Places
- Downstairs wc
- Westleigh School Catchment
- Off street parking x 3 cars

**£625,000 Freehold**

## Front aspect

Crazy paved off street parking x 3 cars, gated side access, double glazed door with frosted glass insets and to small PORCH with hardwood door with frosted glass inset to:

## Entrance hallway

Doors to all rooms, radiator, stairs to first floor, 2 x under stair cupboards, down lighters, original coving.

## Lounge 13' 7" by 11' 7" (4m 14cm by 3m 53cm), max

Double glazed bay window to the front aspect, picture rail, radiator, power points, TV point, original coving, ceiling rose, cast iron feature fireplace with marble surround, tiled hearth and plinth.

## Dining room 11' 4" by 9' 5" (3m 45cm by 2m 87cm), ()

Double glazed French style doors to rear aspect, radiator, ceiling rose, power points, wall mounted lights, cast iron feature fireplace with marble mantle and tiled hearth.

## KitchenDiner 24' 5" by 11' 8" (7m 44cm by 3m 56cm), max

Double glazed French doors to rear aspect and bay window to the side aspect, a range of Cream fitted units to both base and eye level with complimentary hard wood roll edge work tops incorporating a stainless steel 1 1/4 bowl sink and single drainer with mixer taps, space for fridge, freezer, 4 ring induction hob, fitted double oven and micro wave and extractor over, tiled splash backs, radiator x 2, power points, down lighters, storage cupboard, Karndeian flooring.

## Utility room 6' by 5' (1m 83cm by 1m 52cm), ()

Double glazed door to the side aspect aspect, Karndeian flooring, power points, wall mounted boiler, down lighters, extractor fan, base level units, space for washing matching and tumble dryer, sunken enamel sink with mixer taps.

## Downstairs wc

2 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, Karndeian flooring, down lighters, extractor fan, tiled splash backs, double glazed frosted window to the side aspect.



*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.*

## First floor landing

Access to large loft space with ladder, lighting, velux window and fully boarded, power points, large storage cupboard, doors to all rooms.

## Bedroom 1 15' 3" by 11' 6" (4m 65cm by 3m 51cm), max

2 x Double glazed window to the front aspect, radiator, ceiling rose, power points, TV point, cast iron feature fireplace inset, wall mounted lights.

## Bedroom 2 11' 6" by 9' 5" (3m 51cm by 2m 87cm), ()

Double glazed window to the rear aspect, radiator, power points, TV point, cast iron feature fireplace inset, storage cupboard.

## Bedroom 3 12' 4" by 9' 9" (3m 76cm by 2m 97cm), ()

2 x Double glazed window to the rear aspect, radiator, laminated wood flooring, power points, TV point, cast iron feature fireplace inset, built in cupboard.

## Bathroom

Obscure double glazed window to side aspect, White 3 piece suite comprising of a free standing claw feet bath with a wall mounted mains rainfall shower over, hand wash basin in vanity unit with mixer taps, high level flush toilet, radiator, tiled splash backs, tiled flooring, down lighters, extractor fan.

## Rear garden

Approx 60ft rear garden with large decking area, mature shrub borders, mainly laid to lawn, outside light, tap, lights and power points, gated side access.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance only and should be used as such by any prospective purchaser. The layout, materials and appearance shown here are not intended and no guarantee as to their quality or efficiency can be given.  
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