



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



Uttons Avenue, Leigh on sea

STUNNING SEA VIEWS: Castle Estate Agents are pleased to offer FOR SALE this RARELY ON THE MARKET 3 BEDROOM with THROUGH LOUNGE TERRACED COTTAGE set down in OLD LEIGH in this secluded QUIET location offering VIEWS ACROSS THE ESTUARY towards KENT and within a short walk to BROADWAY and STATION.

- 3 bedroom
- Through lounge
- Stunning sea views
- Sought after Road
- Walk to Leigh Broadway
- Terraced Cottage
- Walk to Station
- Chain free
- Sash windows
- Old Leigh location

£465,000 Freehold

Front aspect

Small cottage road with sea views, outside light to hardwood barn style door with frosted glass insets to:

Lounge/Diner 24' by 11' 7" (7m 32cm by 3m 53cm), (I)

Wood surround feature fireplace with cast iron inset and tiled hearth and plinth, hardwood sash bay window to the front aspect, 2 x radiator, power points, tv point, original picture rail, hardwood sash window to the rear aspect, stairs to first floor and door to:



Kitchen/Diner 15' 7" by 7' (4m 75cm by 2m 13cm), (I)

A range of eye level and base level units, roll top work surfaces, space for freezer and washing machine, built in oven, 4 ring ceramic hob and microwave, hardwood sash window to the rear and side aspect, door to rear aspect, composite sink with single drainer and mixer taps, tiled splash backs, power points, wall mounted boiler and seating area.



First floor landing

Doors to all rooms, picture rail.

Bedroom 1 11' 2" by 10' 6" (3m 40cm by 3m 20cm), (I)

2 x Hardwood sash windows to the front aspect, coving, radiator, power point, fitted wardrobes.



Bedroom 2 8' 7" by 7' (2m 62cm by 2m 13cm), (I)

2 x Hardwood sash dual aspect windows to the side and rear aspect with sea views, radiator, power point, dressing area and stairs to 2nd floor.



Bedroom 3 13' 3" by 10' 3" (4m 4cm by 3m 12cm)

Velux window to rear aspect with sea views, eves storage, wall mounted lights, power points.



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.

Bathroom

3 piece white suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and shower attachment, wall mounted mains rainfall shower over, radiator, hardwood sash frosted window to the rear aspect, tiled splash backs, airing cupboard, extractor fan, stripped wood flooring.

Rear garden

Approx 20ft in length with sea views, low maintenance, crazy paved, outside tap, shrub borders.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

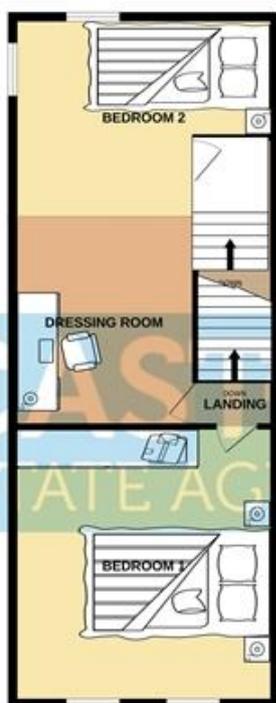
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GROUND FLOOR

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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