



BRITISH  
PROPERTY  
AWARDS

2024 - 2025

★★★★★

**GOLD WINNER**

LETTING AGENT  
IN SOUTH EAST  
(SOUTH ESSEX)



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LETTING AGENT  
IN LEIGH-ON-SEA



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**GOLD WINNER**

ESTATE AGENT  
IN LEIGH-ON-SEA



## Sandleigh Road, Leigh on sea

SOUGHT AFTER LOCATION: Castle Estate Agents are pleased to offer FOR RENT this well presented LARGE ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT set in this ideal location within easy walking distance to either LEIGH OR CHALKWELL STATIONS, BROADWAY, BUS ROUTES, SEA FRONT and own REAR GARDEN.

- One double bedroom
- Own rear garden
- Available now
- Gas central heating
- Walk to Leigh Broadway
- Ground floor flat
- Good condition
- Original features
- Walk to Station
- Walk to sea front

**£1000 PCM**

## Front aspect

Small front garden, communal hardwood door with frosted glass inset to communal hall with picture rail, laminated wood flooring, cupboard housing meters, own hardwood front door to:

## Hallway

Doors to all rooms, laminated wood flooring, under stair cupboard x 2, radiator.

## Lounge 16' 3" by 12' 2" (4m 95cm by 3m 71cm), ( ), ( )

Laminated wood flooring, power points, tv point, hardwood bay window with over lead lights to the front aspect, radiator, original coving, feature fire place with wood surround.

## Kitchen/Breakfast room 12' by 11' 8" (3m 66cm by 3m 56cm), ( )

Down lighters, eye level and base level units, boxed edge work surfaces, stainless steel sink with single drainer and mixer taps, tiled splash backs, double glazed door to the rear aspect, power points, laminated wood flooring, space for fridge freezer, washing machine, inset 4 ring gas hob with under over and over extractor fan and wall mounted boiler.

## Bedroom 1 14' 5" by 12' 6" (4m 39cm by 3m 81cm), ( )

Double glazed French doors to the rear aspect, 2 x vertical radiators, laminated wood flooring, power points and tv point.

## Bathroom

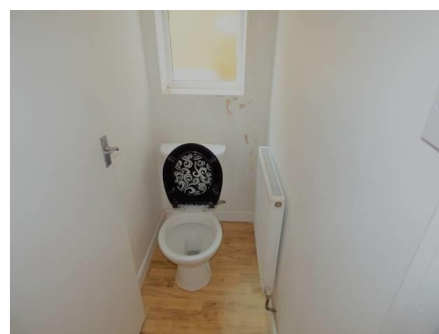
2 Piece White suite comprising of a hand wash basin with mixer taps, panel enclosed bath with mixer taps and shower attachment, double glazed frosted window to the rear aspect, tiled splash backs, extractor fan.

## Seperate wc

Double glazed frosted window to the side aspect, white low level flush toilet.


## Rear garden

Approx 15ft by 15ft, hard standing.




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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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