



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2017



GOLD WINNER

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Palmeston Road, Westcliff on sea

WALK TO THE STATION: Castle Estate Agents are pleased to offer for sale this LARGE 3 Bedroom 1st floor apartment set in this great location within a short walk to SEA FRONT, STATION, LOCAL SHOPS and ALL BUS ROUTES, This property benefits from a BALCONY with SEA VIEWS and gas central heating.

- 3 Bedrooms
- Chain free
- Balcony with sea views
- Gas central heating
- Walk to local shops
- First floor apartment
- Double glazed
- Duplex
- Walk to station
- Ideal buy to let

£250,000 Leasehold

Front aspect

Metal stairs to side of property leading to Kitchen, Hardwood communal door with frosted stained glass insets and side panel windows to Communal hall with picture rail, tiled flooring and Own hardwood front door to.

Inner Hallway

Carpeted stairs to the first floor landing, Doors to all rooms, 2 x Radiators, Power points, dado rail, doors to all rooms, picture rail, stairs to 2nd floor.

Lounge 19' by 17' 7" (5m 79cm by 5m 36cm), (I)

Double glazed boxed bay window to the front aspect and double glazed door to balcony with sea views, Radiator, Power points, Tv point, coving, Telephone point, feature fire place with cast surround and brick inset.

Kitchen 16' 3" by 8' (4m 95cm by 2m 44cm), (I)

Double glazed window and door to the side aspect and stairs leading down to front aspect, A range of eye level and base level units with Roll top work surfaces, composite sink and single drainer with mixer tap, Built in 4 ring gas hob with under oven and over extractor fan, tiled splash backs. power points, wall mounted boiler, integral fridge freezer, space for washing machine.

Bedroom 1 13' 4" by 12' 5" (4m 6cm by 3m 78cm), (I)

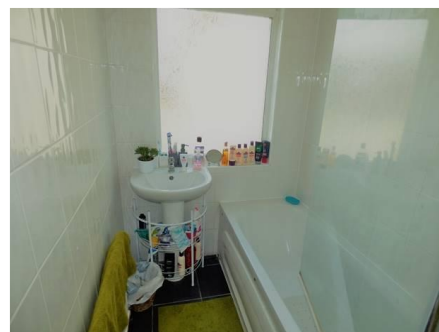
Double glazed window to the rear aspect, Tv point, Power points, Radiator, original coving, picture rail, fitted wardrobes.

2nd floor landing

doors to all rooms, 2 x skylights, radiator.

Bathroom

2 piece White suite comprising of a hand wash basin with mixer taps, panel enclosed bath with mixer taps and shower attachment over with tiled splash backs, radiator, Double glazed frosted window to the side aspect, storage cupboard.



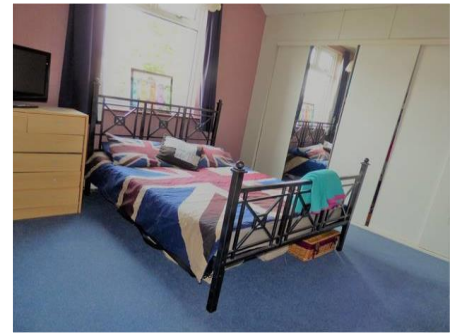
Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply 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.

Separate WC

White low level flush toilet, double glazed frosted window to the side aspect. radiator and tiled splash backs.

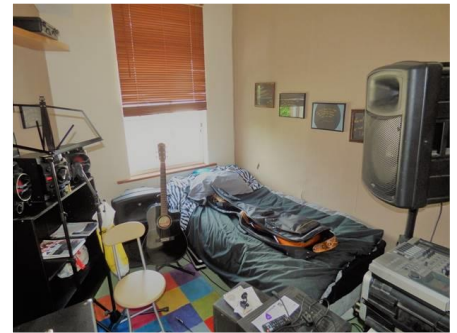
Bedroom 2 11' 9" by 10' 6" (3m 58cm by 3m 20cm), ()

Double glazed window to the rear aspect, Power points, Tv point, Radiator, fitted wardrobes.



Bedroom 3 8' 8" by 8' (2m 64cm by 2m 44cm), ()

Double glazed window to side aspect, Radiator, Power points.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(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		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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