



## 80 Heygate, Southend on sea

CHAIN FREE: Castle Estate Agents are pleased to offer FOR SALE this GROUND FLOOR STUDIO FLAT set on this popular road within an easy walk to SOUTHEND TOWN CENTER, STATION, SEA FRONT, bars, restaurants and all MAIN BUS ROUTES, this property has many benefits including, KITCHEN area and LONG LEASE.

- Studio apartment
- Great location
- Separate shower room
- Walk to town center
- Walk to sea front
- Ground floor
- Long lease
- Chain free
- Walk to bus station
- Walk to bars and restaurants

**£125,000 Leasehold**

## Front aspect

Double glazed communal door to inner communal hallway with meters, stairs to first floor, 2 x radiators, under stair cupboard and own hardwood front door to:

## Hallway

Doors to all rooms.

## Kitchen area

White high gloss eye level and base level units, roll top work surfaces, round stainless steel sink and single drainer with mixer taps, 4 ring ceramic hob with under oven and over extractor fan, fridge, washing machine, tiled splash backs, power points, down lighters power points, tiled flooring open to:



## Lounge/Bedroom 23' 6" by 12' (7m 16cm by 3m 66cm), ( )

Double glazed window to the side aspect and double glazed French doors to rear aspect, power points, 2 x radiators, tiled flooring, down lighters, tv point.



## Shower room

3 Piece White comprising of a low level flush toilet, hand wash basin with mixer taps, corner shower with wall mounted mains shower, fully tiled, wall mounted heated towel rail, extractor fan, tiled flooring, down lighters.



## Rear garden

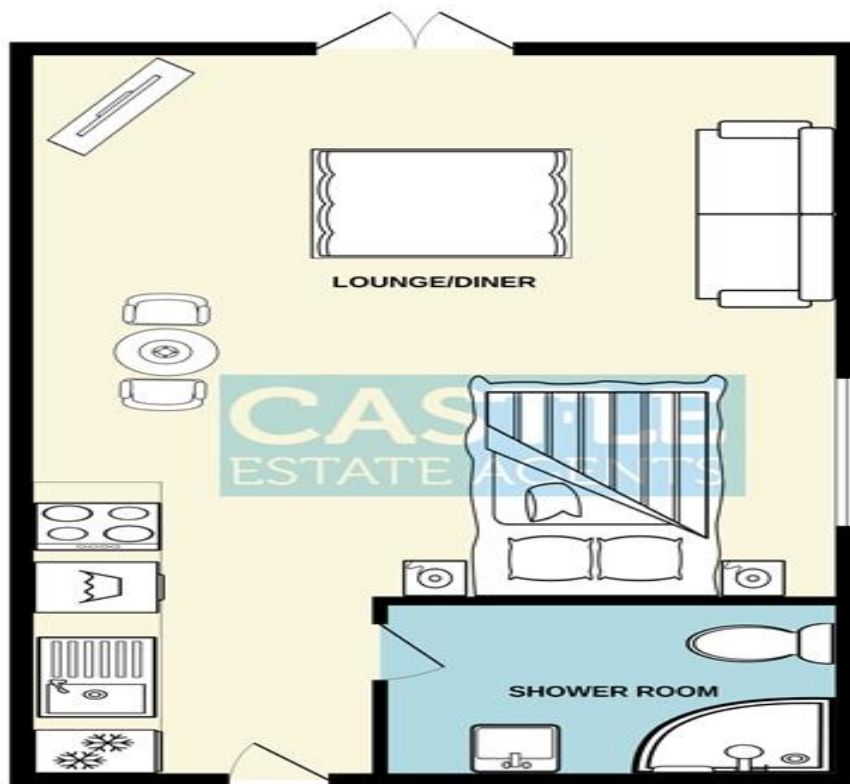
Hard standing, approx 35ft.

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

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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GROUND 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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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.

