



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



Leigh View Drive, Leigh on sea

LARGE FAMILY HOUSE: Castle Estate Agents are pleased to offer FOR SALE this 4 bedroom detached luxury house set in this quiet location within easy access to the A127, local shops, bus routes, BLENHEIM junior school and a short drive to Leigh on sea STATION, shops, bars, restaurants and SEA FRONT.

- Four bedroom
- Off street parking 3 cars
- Kitchen/Diner
- Quiet location
- Under floor heating
- Detached house
- Detached garage
- Two en-suites
- Quiet location
- Downstairs cloakroom

£600,000 Freehold

Front aspects *Total floor space measuring approx 1489 sqft*

Block paved off street parking x 2 cars, mature shrub borders, outside light, gated side access, double glazed door with frosted glass inset to;

Hallway

Doors to all rooms, stairs to first floor, down lighters, power points, under stair cupboard.

Cloakroom

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

Lounge *20'2" by 11'8" (6m 15cm x 3m 56cm)*

Down lighters, power points, tv point, double glazed windows and French doors to the rear aspect.

Kitchen/Diner *20'3" by 11'6" (6m 17cm x 3m 51cm) Max*

Double glazed windows to the front and side aspect, down lighters, Grey high gloss eye level and base level units, boxed edge Granite work surfaces with stainless steel sink and single drainer with mixer taps, power points, built in 4 ring ceramic hob with under oven and over extractor fan, integral washing machine, dishwasher and fridge freezer, power points, tv point, double glazed door to the side aspect.

First floor landing

Doors to all rooms, double glazed frosted window to the side aspect, stairs to second floor, large storage cupboard, power points.

Bedroom 1 *14'7" by 12'0" (4m 44cm x 3m 66cm) Max*

Double glazed bay window to the front aspect, radiator, power points, tv point, door to:



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En-suite

Down lighters, extractor fan, double glazed frosted window to the front aspect, heated towel rail, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with glass door and wall mounted mains shower with rainfall head over, fully tiled walls and tiled flooring.



Bedroom 2 11'6" by 10'7" (3m 51cm x 3m 23cm)

Double glazed windows to rear and side aspect, radiator. power points and tv point.



Bedrom 3 11'7" by 9'0" (3m 53cm x 2m 74cm)

Double glazed window to rear aspect, radiator. power points and tv point.



Family bathroom

Down lighters, extractor fan, double glazed frosted window to the side aspect, heated towel rail, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with wall mounted mains shower with rainfall head over, fully tiled walls and tiled flooring.



Second flooring landing

Double glazed Velux window to the side aspect, storage cupboard and power points.

Bedroom 4 13'7" by 11'7" (4m 14cm x 3m 53cm)

Double glazed window to rear aspect, radiator. power points and tv point, eves storage, down lighters.

En-suite

Down lighters, extractor fan, double glazed Velux window to the rear aspect, heated towel rail, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with glass door and wall mounted mains shower with rainfall head over, fully tiled walls and tiled flooring.



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Rear garden

Approx 45ft, mainly laid to lawn, paved patio area, gated side access, outside tap and lighting, double glazed door and window to:

Garage

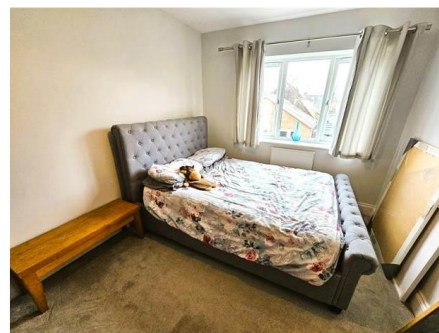
Electric up and over door with power and lighting and a further parking space for one vehicle in front of the garage.

Kitchen area

Under construction.

Kitchen/Diner

Under construction.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 89 | 91 |
| (69-80) C | | |
| (55-68) D | | |
| (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 | 89 | 91 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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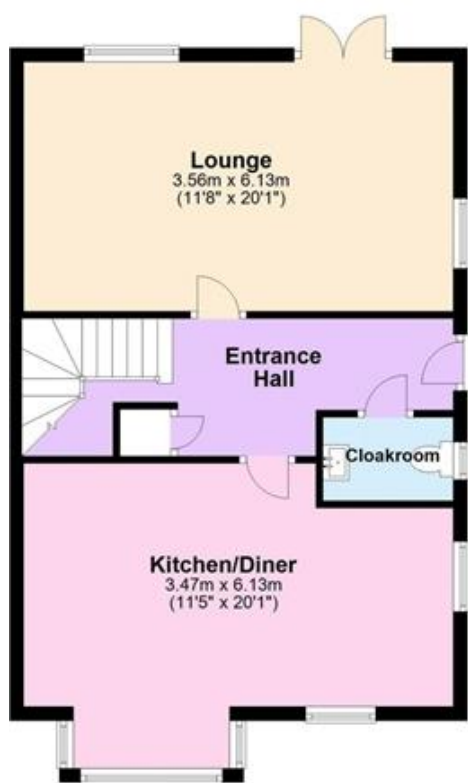


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Ground Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



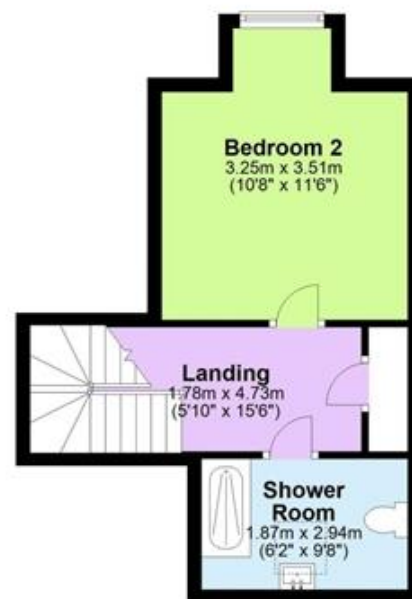
First Floor

Approx. 61.8 sq. metres (664.9 sq. feet)



Second Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 148.6 sq. metres (1599.5 sq. feet)

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