



Grand Parade, Leigh on sea

WHAT MORE COULD YOU WANT? Castle Estate Agents are pleased to offer FOR SALE this VERY WELL PRESENTED GROUND FLOOR 2 bedroom apartment situated on this SOUGHT AFTER ROAD set within a short walk to CHALKWELL STATION, LEIGH BROADWAY, SHOPS, BARS, RESTAURANTS, BEACH and has SHARE OF FREEHOLD.

- Two bedrooms
- Excellent condition
- Sea views
- Off street parking to rear
- Walk to Leigh Broadway
- Ground floor apartment
- Share of freehold
- Large rear garden
- Large lounge/Diner
- Walk to Chalkwell station

£450,000 Share of Freehold

Front aspect

Block paved raised steps to hardwood communal front door with side panel windows to communal hall with stairs to first floor, coving, dado rail and own hardwood front door with frosted glass insets to:

Inner hallway

Doors to all rooms, Radiator in cover, Ornate coving with lighting, large storage cupboard, 2 x double glazed windows to the side aspect with inset fitted blinds.

Lounge 21' 2" by 14' 3" (6m 45cm by 4m 34cm), ()

Radiator, dado rail, original coved cornicing, ornate ceiling rose, power points, tv point, double glazed bay window to front aspect with blinds and sea views, wall mounted lights, raised sand stone feature fire place.

Kitchen 13' 1" by 7' 6" (3m 99cm by 2m 29cm), ()

A range of modern eye level and base level units comprising of a stainless steel sink inset with mixer taps, boxed edge work surface, integrated five ring ceramic hob, extractor canopy above, double oven, integral fridge and freezer, washing machine, tiled floor, tiled splashbacks, radiator, down lighters, power points.

Bedroom 16' 9" by 12' 4" (5m 11cm by 3m 76cm), ()

Radiator, ornate coving, double glazed window to rear aspect with blinds, a range of fitted wardrobes, wall mounted lights, power points and tv point.

En-suite

3 Piece White suite comprising of a low level flush toilet, round hand wash basin with mixer taps, corner shower cubicle with wall mounted mains rainfall shower over, hardwood frosted window with fitted blinds, tiled flooring, fully tiled.

Bathroom

Modern 3 piece white suite comprising of a panelled enclosed corner bath with side mounted mixer tap, round wash hand basin in modern vanity unit with monobloc mixer tap, close coupled wc, tiled floor, Mosaic tiled splashbacks, heated towel rail, downlighters, leaded windows over to hallway, extractor fan.



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.

Bedroom 2 15' 2" by 8' 4" (4m 62cm by 2m 54cm), (1)

Coving, spot lights, radiator, double glazed window to the side aspect and French doors to the rear aspect, fitted wardrobes, laminated wood flooring.



Rear garden

Approx 70ft rear garden, commencing with a large decking area, mainly laid lawn, further raised patio areas one to the side and one to the rear with lighting and brick built bar b q, outside taps and lights, gated rear access to allocated parking space for One car.

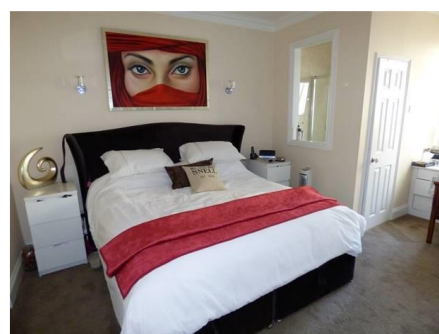


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

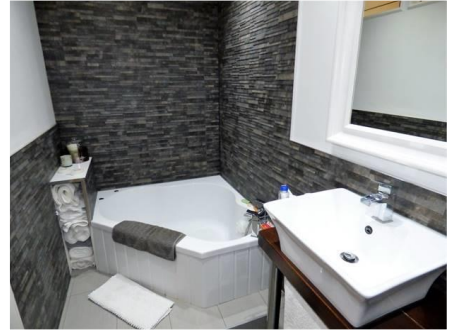
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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