



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



## Palmeira Mansions, Westcliff on Sea

**FANTASTIC SEA VIEWS:** Castle Estate Agents are please to offer FOR SALE this LARGE 2ND FLOOR ONE BEDROOM APARTMENT set on the SEA FRONT within a short walk to STATION, BARS, RESTAURANTS, BUS ROUTES and SHOPS benefiting from SEA VIEWS, KITCHEN/DINER, ORIGINAL FEATURES, SASH WINDOWS and TERRACE.

- One double bedroom
- Great sea views
- Kitchen/Diner
- Chain free
- Walk to Station
- 2nf Floor apartment
- Balcony with sea views
- Many original features
- Southend sea front
- Walk to bars and restuarants

**£275,000    Leasehold**

## Front aspect

Hard wood communal doors with entry phone system to communal hall with many original features and stair to 2nd floor and own hardwood front door to:

## Entrance hall

Original coving, picture rail and dado rail, radiator, doors to all rooms, mosque flooring.

## Lounge 17' 6" by 10' 10" (5m 33cm by 3m 30cm), ()

Hard wood V shaped sash window to front aspect with sea views, original coving, picture rail, hard wood stripped flooring, power points, tv point, wall mounted lights, radiator, built in shelving.

## Kitchen/Diner 17' 3" by 11' 8" (5m 26cm by 3m 56cm), ()

Eye level and base level units with hard wood work surfaces, tiled splash backs, inset stainless steel sink and single drainer with mixer taps, inset 5 ring gas hob with under oven and over extractor fan, integral, fridge, freezer and dishwasher, breakfast bar, original coving, spot lights, tiled flooring, breakfast bar, hard wood V shaped sash window to front aspect and double doors to terrace, original coving, picture rail, power points, radiator in cover.

## Bedroom 17' 4" by 11' 6" (5m 28cm by 3m 51cm), ()

Hard wood V shaped sash window to front aspect and double doors to terrace, original coving, picture rail, hard wood stripped flooring, power points, tv point, wall mounted lights, radiator in cover.

## Bathroom

Three piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and shower attachment, fully tiled, radiator, extractor fan, tiled flooring.



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
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		
England & Wales	EU Directive 2002/91/EC	81

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	81



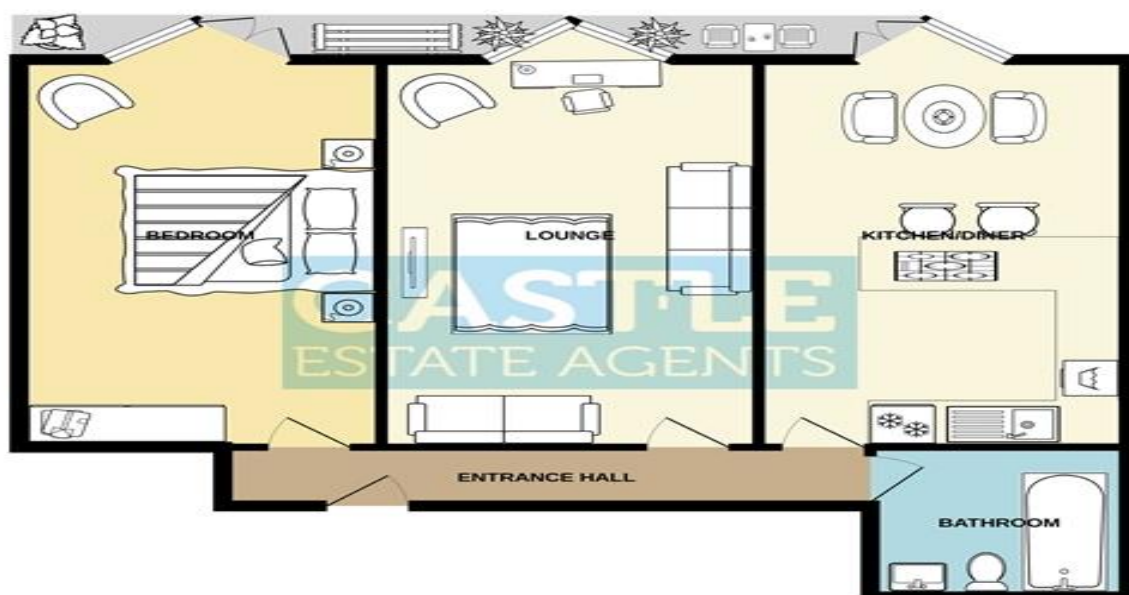
Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply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





*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.*

## 2ND 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 a guide for very prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrapix v2002S

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.