



## West Road, Shoeburyness

**PRIME LOCATION:** Castle Estate Agents are pleased to offer FOR SALE this rarely on the market TWO BEDROOM FIRST FLOOR FLAT set in this ideal position within easy walking distance to STATION, SHOPS, BARS, SEA FRONT AND RESTAURANTS, this property has many benefits including LONG LEASE, LOUNGE/DINER.

- 2 Bedroom
- Fitted kitchen
- Double glazed
- Close to Station
- Walk to local shops
- First floor apartment
- Fitted bathroom
- Gas central heating
- Walk to sea front
- Walk to bus routes

**£175,000    Leasehold**

## Front aspect

Rear private entrance to double glazed door with frosted glass insets to hallway and tiled stairs to first floor landing:

## Landing

Doors to all rooms, storage cupboards, radiator.

## Lounge 18' 7" by 9' 3" (5m 66cm by 2m 82cm), (I)

Double glazed window to side aspect, coving, power points, radiator, dado rail, tv point, radiator in cover, doors to all rooms.

## Kitchen 9' by 6' (2m 74cm by 1m 83cm), (I)

Power points, eye and base level units, tiled splash backs, stainless steel sink and single drainer with mixer taps, wall mounted boiler, roll top work surfaces, space for fridge freezer, dish washer and washing machine, double glazed frosted window to side aspect, power points, coving, 4 ring ceramic hob with under oven and over extractor fan.

## Bedroom 1 12' by 6' (3m 66cm by 1m 83cm), (I), (I)

Double glazed window side aspect, power points, fitted mirrored wardrobes, radiator, laminated wood flooring.

## Bedroom 2

Double glazed window front aspect, power points, radiator, coving.

## Shower room

3 Piece White suite comprising of a low level flush toilet, hand wash basin, shower cubicle with electric shower over, radiator, extractor fan, tiled flooring, tiled splash backs.



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	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
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