



## Crowborough Road, Southend on sea

OFFERS IN EXCESS OF £155,000:

THINKING OF DOWNSIZING?????? Castle Estate Agents are pleased to offer FOR SALE this well presented ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT situated WITHIN A SHORT WALK TO THE STATION, LOCAL SHOPS and all BUS ROUTES.

- One double bedroom
- Off street parking
- Modern bathroom
- Double glazed
- Walk to local shops
- Ground floor
- Own rear garden
- Gas central heating
- Walk to Station
- Walk to bus routes

**£155,000 Leasehold**

## Front aspect

Shingled front garden, gated side access, communal double glazed front door with side panel window to:



## Communal hallway

Coving, own hardwood front door to:

## Inner hallway

Doors to all rooms, laminated wood flooring, original coving, ceiling rose, picture rail, radiator, storage cupboard housing a new wall mounted boiler.



## Lounge 16' 7" by 13' 9" (5m 5cm by 4m 19cm)

Double glazed bay window with fitted blinds to the front aspect, ceiling rose, picture rail, striped wood flooring, power points, tv point, feature fire place with wood surround, radiator.



## Kitchen 8' 4" by 7' 8" (2m 54cm by 2m 34cm)

Range of base and high level units and base level units, roll top work surface, stainless steel sink and drainer incorporated with mixer taps, power points, spot lights, double glazed window and door to the side aspect, laminated wood flooring, space for a gas cooker, washing machine and dishwasher, power points and tiled splash backs.



## Bedroom 15' 5" by 10' 2" (4m 70cm by 3m 10cm)

A range of fitted wardrobes, laminated wood flooring, double glazed sliding patio doors to the rear aspect, picture rail, power points, radiator.



## Bathroom

Three piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with glass shower door, wall mounted rainfall shower over, heated towel rail, 2 x double glazed frosted windows to the rear aspect, down lighters, fully tiled walls, laminated wood 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.*

## Rear garden

Gated side access, wood shed with power and lighting, gated rear access to off street parking for 1 car, mainly laid to lawn, mature shrub borders, paved patio area, outside tap.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	62
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	61
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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