



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



Prittlewell Chase, Westcliff on sea

SOUTH FACING REAR GARDEN: Castles Estate Agents are pleased to offer for sale this **WELL PRESENTED 2 DOUBLE BEDROOM** semi-detached bungalow set in this ideal position for **SOUTHEND HOSPITAL, AIRPORT, TOWN CENTRE, A127, local shops, all bus routes, EARLS HALL JUNIOR SCHOOL and CHASE HIGH SCHOOL.**

- Semi-Detached
- Approx 50ft rear garden
- Kitchen/Diner
- Double glazed
- Backs onto Allotments
- 2 Bedrooms
- South facing
- Gas central heating
- Ample off street parking
- Close to Hospital

£385,000 Freehold

Front aspect

Block paved off street parking for up to ample vehicles, mature Shrub borders, shared side drive with gated side access, outside lights, hardwood front door with glass insets leading to:

Hallway

Doors to all rooms, Radiator, telephone point, loft access, picture rail and wall mounted lights.

Lounge 12' by 12' (3m 66cm by 3m 66cm), (I)

Double doors the kitchen/dining area. Radiator. Picture rail, Coving, power points.

Kitchen 1 12' by 8' 2" (3m 66cm by 2m 49cm), (I)

A range of matching eye and base level units. working surfaces. 4 ring Electric hob and double oven. Extractor fan over. Salad/veg sink with mixer tap. Flooring. Radiator, spot lights open to:

Kitchen 2 11' 3" by 8' 9" (3m 43cm by 2m 67cm), (I)

Further kitchen area with cream eye and base level units. Integrated dishwasher, american fridge freezer and washing machine. Stainless steel sink unit with mixer taps. Flooring. Double glazed door and window to rear, spot lights, open to:

Dining area 12' 1" by 9' (3m 68cm by 2m 74cm), (I)

Double glazed sliding double doors to rear. Radiator. Flooring. Spot lights.

Wet room

Double glazed frosted window to side aspect. Tiled Flooring. Wall mounted electric shower over with seating. Low level .w.c, Pedestal wash hand basin with mixer taps. splash backs. Radiator. Airing cupboard.



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 1 15' 7" by 12' (4m 75cm by 3m 66cm), (I)

Double glazed Georgian style bay window to front with blinds. Two coloured double glazed windows to side. Radiator. Wood surround Feature gas fireplace. Coving. Picture rail. Wall mounted lights. New carpet.



Bedroom 2 12' by 12' (3m 66cm by 3m 66cm), (I)

Double glazed Georgian style window to front aspect with blinds. Fitted wardrobes. Radiator. Picture rail, Coving, Power points.



Rear garden

White concrete. Astro turf. Boundary fencing. Decked slope with rails. New double gates leading to own driveway. Outside tap and lighting. Backs onto the allotments.

Garage

Situated in the rear garden with electric up and over door. Power and lighting supply.



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		
	42	77
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	35	72
England & Wales		
EU Directive 2002/91/EC		

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