



**BRITISH
PROPERTY
AWARDS**

2024 - 2025

★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT
IN SOUTH EAST
(SOUTH ESSEX)



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GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



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GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Blenheim Chase, Leigh On Sea

BEAUTIFUL BUNGALOW: Castles are pleased to offer FOR SALE this GREATLY IMPROVED 3 DOUBLE bedroom detached bungalow set in this PRIME LOCATION within easy walking distance to the LOCAL SHOPS, RESTAURANTS, BUS ROUTES, BELFAIRS ACADAMY, BELFAIRS GOLF COURSE, WOODS, STATION, LEIGH BROADWAY, SEA FRONT.

- Detached bungalow
- Approx 50ft rear garden
- Off street parking x 6 cars
- Kitchen/Diner
- Walk to Golf course
- 3 Double Bedrooms
- Detached garage
- Open plan
- Walk to Station
- Walk to Braodway

£550,000 Freehold

Front aspect

Gravelled off street parking x 6 cars, mature side borders, outside light, double gated side access with gravelled pathway, double glazed side front door with frosted glass leaded insets to:

Hallway

Doors to all rooms, radiator, Storage cupboard, laminated wood flooring, power point, tiled flooring, loft access with ladder, lighting and being boarded.

Lounge 17' by 11' 6" (5m 18cm by 3m 51cm), ()

2 x Radiators, 2 x double glazed leaded stained glass feature windows to the side aspect, power points, television point, feature fire place, wall mounted lights, laminated wood flooring, open to:

kitchen/Diner 17' 6" by 12' (5m 33cm by 3m 66cm), ()

White high gloss eye level and base level units, boxed edge work surfaces, Stainless steel 1 1/4 bowl sink and single drainer with mixer taps, double glazed window to rear aspect, 4 ring ceramic hob with over extractor fan and under oven, space for a washing machine, fridge freezer and dish washer, power points, laminated wood flooring, open to DINING AREA with Bi fold doors to rear aspect with fitted blinds, laminated wood flooring, down lighters, radiator and large ceiling lantern.

Bedroom 1 14' 5" by 10' 2" (4m 39cm by 3m 10cm), ()

Double glazed Georgian style bay window to front aspect with fitted blinds, fitted wardrobes, power points, tv point, radiator.

Bedroom 2 12' 5" by 12' 4" (3m 78cm by 3m 76cm), ()

Double glazed Georgian style window to front aspect with fitted blinds, power points, tv point, radiator.

Bedroom 3 11' 5" by 10' 3" (3m 48cm by 3m 12cm), ()

Double glazed window to side aspect, storage cupboard housing the boiler, power points, tv point, radiator.



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.

New bathroom

4 piece white suite comprising of low level flush toilet, hand wash basin, panel enclosed bath, double shower cubicle with wall mounted mains rainfall shower over, tiled splash backs, down lighters, heated tail rail, double glassed frosted window to the side aspect, tiled flooring.

Rear garden

Measuring approximately 50ft, mainly laid to lawn, mature shrub borders, large paved patio area, outside tap, outside light, paved patio to rear with pergola, gated side access.

Detached garage 17' 4" by 8' 2" (5m 28cm by 2m 49cm), (I)

Up and over door to front aspect, power and lighting.

Agents notes

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CASTLE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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Agents notes

Disclaimer: This listing is on behalf of an employee to of the company

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		
	52	74
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		
	58	74
England & Wales	EU Directive 2002/91/EC	



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GROUND 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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