

91 Broadway West Leigh on Sea, SS9 2BU









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 boarders, 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.



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:



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.











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.



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.







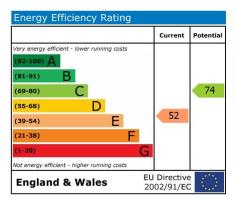




Agents notes

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

company



	Current	Potentia
Very environmentally friendly - lower CO2	emissions	
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂	emissions	

















GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the foorplan contained here, measurements of doors, vendows, rooms and any other items are agreement and no responsibility is taken not enough consistent or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The control of the plan is the plan is to find the proposition of the property of the pr