



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



## Highfield Grange, Clacton on sea

xxx ONE YEAR OLD xxx: Castle Estate Agents are pleased to offer FOR SALE this 3 BEDROOM BORDEAUX park home set in this quiet location on this POPULAR PARK in Clacton on sea measuring approximate 38ft X 12ft, This property was bought 1 year ago and is set on a PREMIUM PLOT, with OFF STREET PARKING.

- 3 Bedrooms
- Off street parking
- Quiet location
- Double glazed
- Security shed
- Bordeaux/ 1 year old
- Garden area
- 2 Decking area's
- Gas central heating
- Open plan

**£65,000 Freehold**

## Front aspect

Hard standing parking x 1 car, mainly laid to lawn, Mature trees, patio area, outside lights, Outside tap, outside security shed, stairs and gate to decking area and double glazed door with frosted glass insets to open plan Kitchen/Lounge/Diner.



## Kitchen area

Double glazed window to the side aspect, down lighters, tiled splash backs, Eye level and base level units incorporating a stainless steel bowl single drainer sink with mixer taps, Power points, fitted gas cooker with over extractor fan, Integral fridge freezer and dish washer, built in cupboard with wall mounted combi boiler, new flooring, open to:



## Lounge/Diner

Double glazed windows to the side and front aspect and double glazed French doors to the front aspect and second decking area, down lighters, Power points, Tv point, radiator, new carpet, fitted units with built in electric fire, 3-seater and 2-seater sofa's, new dining table, coffee table.



## Hallway

Doors to all rooms, new flooring.

## Bedroom 1

Double glazed window to the rear aspect, Built in wardrobes, units and vanity area, radiator, Power points, Tv point, down lighters, new carpets.



## En-suite wc

New 2 piece White suite comprising of a low level flush toilet, floating hand wash basin with mixer taps, new flooring, splash backs, double glazed frosted window to side aspect with fitted blinds.



## Bedroom 2

Double glazed windows to the side aspect, Built in wardrobes and units, radiator, Power points and Tv point, down lighters.

*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 3

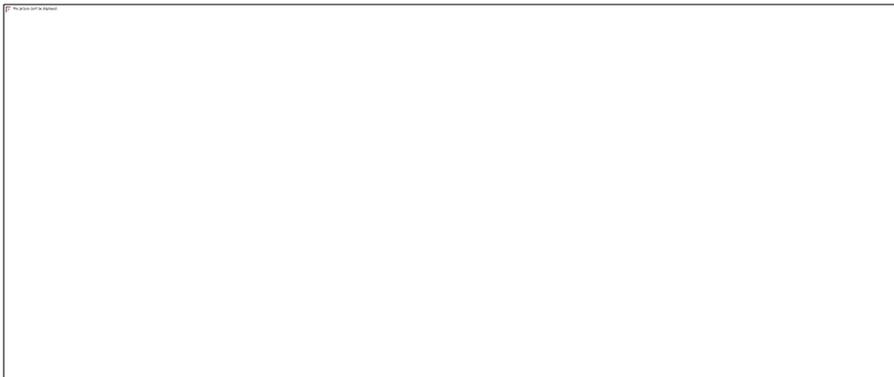
Double glazed windows to the side aspect, Built in wardrobes, radiator, Power points and Tv point, down lighters.

### Shower room

Double glazed frosted window to the side aspect with fitted blinds, radiator, 3 Piece White suite comprising of a low level flush toilet, floating hand wash basin and a walk in shower with wall mounted electric shower, new flooring, extractor fan.

### Agents notes

- Gas bottles
- Mains electric and water
- Sites fees
- Open 11 months a year



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