



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



## Royal Terrace, Southend on sea

LOCATION, LOCATION, LOCATION: Castle Estate Agents are pleased to offer TO LET this rarely on the market 2 DOUBLE BEDROOM PERIOD ground floor apartment benefiting from a KITCHEN/DINER, EN-SUITE, SASH WINDOWS, SEA VIEWS, GAS CENTRAL HEATING, OWN REAR GARDEN, PARKING SPACE and WALK TO STATION.

- 2 Double bedrooms
- Period property
- Parking space
- En-Suite
- Town center location
- Ground floor apartment
- Kitchen/Diner
- Own rear garden
- Sauna
- Sea views

**£1600 PCM**

## Front aspect

Hard standing off street parking x 1 car, outside light, entry phone system, hardwood communal door with frosted glass insets to communal porch with second communal door to communal hallway with picture rail, dado rail and hardwood door to:



## Hallway

Doors to all rooms, down lighters, dado rail, entry phone system, tiled flooring, stairs to first floor, power points, small hallway to lounge with storage cupboard, down lighters, engineered wood flooring.



## Lounge 16' by 14' (4m 88cm by 4m 27cm), (I)

2 x Georgian style sash windows to front aspect with sea views, 2 x radiators, high ceiling, power points, engineered wood flooring, wall mounted lights, tv point, ceiling rose, original coving, dado rail, feature fire place with wood surround tiled plinth and open log burner inset.



## Kitchen/Diner 16' 6" by 12' (5m 3cm by 3m 66cm), (I)

Eye level and base level units, hardwood work surfaces, 4 ring range cooker, fridge freezer and washing machine to remain, enamel butler sink with mixer taps, tiled splash backs, ceiling rose, original coving, radiator, center island, Georgian style sash windows to rear and side aspect, power points, fitted cupboard, cast iron feature fire place, parquet wood flooring, hanging lights.



## Bathroom

Inset down lighters, Four piece White suite comprising of shower cubicle with wall mounted rainfall shower over, low level wc, wash hand basin in vanity unit, panel enclosed bath, radiator, fully tiled walls, tiled flooring.



## Bedroom 2 12' 3" by 11' 7" (3m 73cm by 3m 53cm), (I)

Georgian style French doors to rear aspect, radiator, power points, ceiling rose, original coving, picture rail, wall mounted lights, parquet wood flooring, wall mounted vertical radiator, feature fire place with wood surround and tiled hearth and plinth, wooden steps leading up to double bed sleeping area.

*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.*

## Stairs to Bedroom 1

### Bedroom 1 17' 3" by 12' 5" (5m 26cm by 3m 78cm), ( )

Georgian style sash window to rear aspect, ceiling rose, original coving, picture rail, fitted cupboard, wall mounted lights, feature inset fire place with tiled plinth, dado rail, stripped wood flooring, radiator, power points, double doors to en-suite.



### En-suite

Inset down lighters, Three piece White suite comprising of a low level wc, wash hand basin with mixer taps, panel enclosed half bath with wall mounted mixer taps and wall mounted mains rainfall shower, fully tiled walls, tiled flooring.



### Rear garden

Approx 45ft court yard style, mature shrub borders, gated rear access, decking area and tiled patio to rear aspect, outside light and tap, electric sauna to rear aspect.



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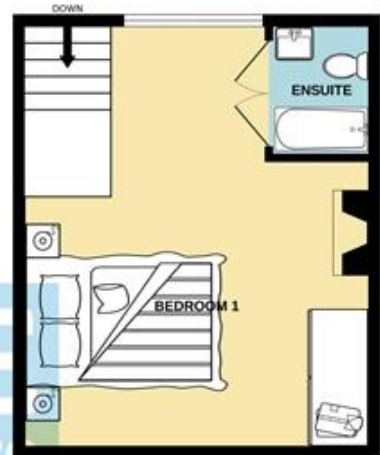


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GROUND FLOOR



1ST 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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