



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2017



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Inverness Avenue, Westcliff on sea

BIG IS BEAUTIFUL: Castle Estate Agents are pleased to offer FOR SALE this VERY LARGE 3 DOUBLE BEDROOM first floor double fronted apartment set in this ideal location within easy walking distance to all BUS ROUTES, SHOPS, BARS, RESTAURANTS, SEA FRONT, STATION and DIRECT ACCESS to PRIVATE REAR GARDEN.

- 3 Double Bedrooms
- 35ft x 20ft Lounge/Diner
- New long lease
- Gas central heating
- Potential loft extension STPP
- First floor apartment
- Own private rear garden
- Double glazing
- Freshly redecorated
- Offered Chain free

£250,000 Leasehold

Front aspect

Outside light, pathway leading to double glazed door with frosted glass inset to hallway with 2nd double glazed door with frosted glass insets leading to direct access to own garden, cupboard housing meters, stairs to first floor:

First floor landing

Doors to all rooms, access to large loft, radiator, down lighters.

Lounge/Diner 35' by 20' (10m 67cm by 6m 10cm), (I)

A range of double glazed windows to the front aspect and one being a bay window all with fitted blinds, 2 x radiators, Power points, tv point, 2 x fire place insets.

Kitchen 12' by 9' (3m 66cm by 2m 74cm), (I)

Eye level and base level units, roll top work surfaces, stainless steel 1 1/4 bowl sink with single drainer and mixer taps, tiled splash backs, double glazed window to the rear aspect, power points, space for fridge, washing machine, inset 4 ring gas hob with under oven and over extractor fan, wall mounted boiler, down lighters, laminated wood flooring.

Bedroom 1 17' by 15' (5m 18cm by 4m 57cm), (I)

Dual aspect double glazed windows to the rear and side aspect, radiator, power points.

Bedroom 2 15' by 14' (4m 57cm by 4m 27cm), (I)

Double glazed windows to the rear aspect, radiator, power points, original coving and ceiling rose.

Bedroom 3 15' by 9' (4m 57cm by 2m 74cm), (I)

Double glazed windows to the side aspect, radiator, power points.



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.

Shower room

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, double shower cubicle with wall mounted mains shower over, vertical heated towel rail, double glazed frosted window to the side aspect, tiled splash backs, extractor fan, tiled flooring.

Private rear garden

Direct access to Approx 45ft garden, mainly laid to lawn, paved patio area and wood shed.

Agents notes

This large apartment is an ideal HMO STPP opportunity, the LOFT is large enough to get a further 2 rooms in there STPP and you could split the LOUNGE/DINER and get a 4th bedroom.



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