



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



Agnes Avenue, Leigh on sea

HIGHLANDS ESTATE: Castle Estate Agents are pleased to offer FOR SALE this 3/2 DOUBLE BEDROOM semi-detached bungalow set in this quiet location on this SOUGHT AFTER estate, within walking distance to Belfairs ACADEMY, Westleigh junior school, GOLF COURSE, WOODS, BARS, RESTAURANTS and all bus routes.

- 3 Double bedrooms
- Approx 50ft garden
- Sought after location
- Highlands estate
- Double glazed
- Semi-detached bungalow
- West facing rear garden
- Detached garage
- Off street parking x 2 cars
- Gas central heating

£425,000 Freehold

Front aspect

Hard standing off street parking x 2 cars and shared driveway leading to garage, outside light, double glazed door with frosted glass insets.

Hallway

Smooth ceiling, wall mounted radiator, telephone point, doors to all rooms.

Lounge 13' 4" by 12' 5" (4m 6cm by 3m 78cm), (I)

Double glazed Georgian style bay window to front aspect, picture rail, brick built feature fire, power points, 2 x radiators.

Dining room 13' 1" by 10' 2" (3m 99cm by 3m 10cm), (I)

Double glazed Georgian style window to front aspect, radiator, spotlights, power points, 2 x radiators.

Kitchen 11' 5" by 7' 4" (3m 48cm by 2m 24cm), (I)

Double glazed window and door to rear aspect, power points radiator, eye level and base level units, boxed edge work surfaces, stainless steel sink and single drainer with mixer taps, 4 ring gas hob, double oven, and over extractor fan, space for washing machine, fridge freezer, stripped lighting, tiled splash backs.

Bedroom 1 12' 8" by 10' 3" (3m 86cm by 3m 12cm), (I)

Double glazed window to rear aspect, wall mounted radiator, smooth ceiling, spot lights, power points.

Bedroom 2 10' 1" by 9' 6" (3m 7cm by 2m 90cm), (I)

Smooth ceiling, double glazed window to side, wall mounted radiator, power points.

Bathroom

Double glazed frosted window to the rear aspect, 3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath, radiator, tiled splash backs, loft access.



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.

Rear garden

Measuring approximately 50ft West facing, mainly laid to lawn, mature shrubs and trees, outside light, outside tap, fence to all boundaries, gated side access leading to the front of the property, and access to the rear of the garage.

Garage

Access via up and over door to front and door to rear, with electric and lighting.

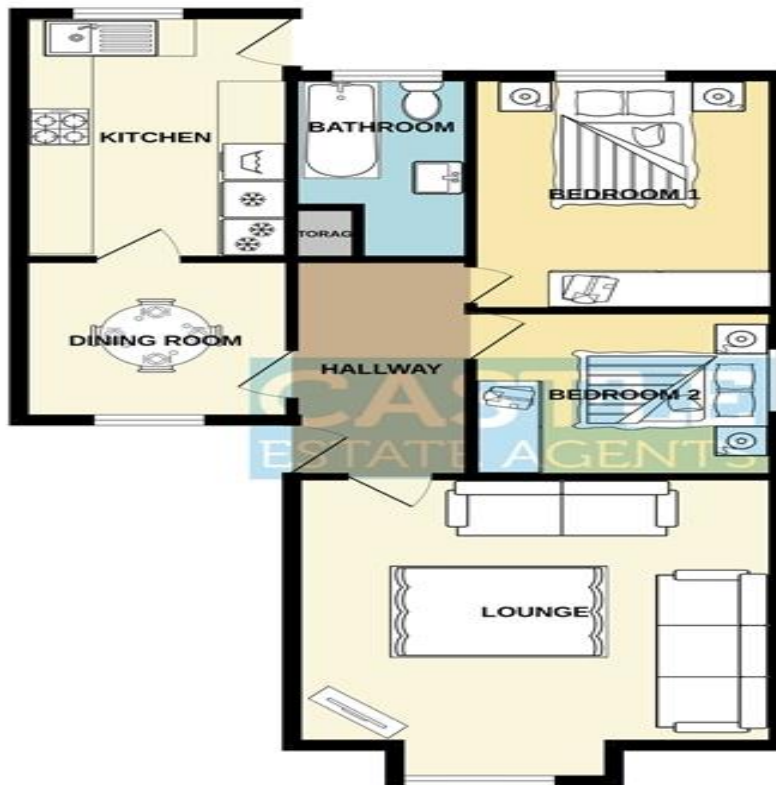


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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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