



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



Galton Road, Chalkwell

WOW WOW WOW : Castle Estate Agents are pleased to offer FOR RENT this LARGE very well-presented one-off FIRST FLOOR DUPLEX APARTMENT situated on this quiet sought-after road within a short walk to CHALKWELL STATION, SEA FRONT, shops, bars, restaurants and all bus routes with GREAT SEA VIEWS.

- 1st floor Duplex apartment
- Open plan living
- Lift
- Great sea views
- Utility room
- 4 Bedrooms
- off street parking x 3 cars
- Roof Terrace
- 2 x En-Suites
- Sought after location

£2,250 PCM

Front aspect

Gated, block paved with off street parking for three cars and is accessed by wrought iron electric gate, mature shrub borders, wood storage shed, tiled stairs leading to hardwood entrance door with frosted glass insets and side panel windows to:

Entrance hall

Lift, original coving to ceiling, wood flooring, feature radiator and power point, Stairs to first floor landing.

First floor landing

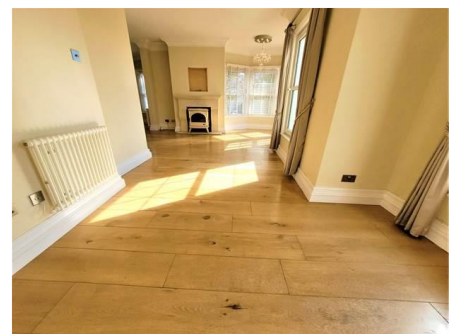
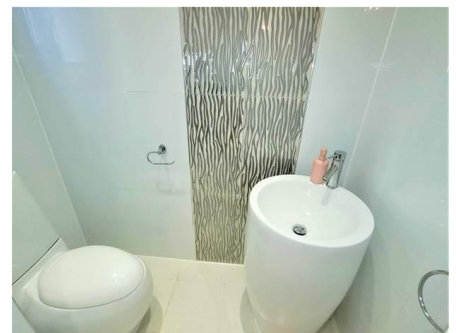
Opaque double glazed window to rear, opening to office area measuring 12ft x 8ft, lift, original coving, wood flooring, down lighters to ceiling, wall mounted heater, power point and stairs to second floor with glass balustrades and Doors to all rooms:

Open plan living Lounge area 26' 7" by 13' (8m 10cm by 3m 96cm), ()

Feature turret double glazed sash bay windows with fitted blinds with estuary views and two further double glazed sash windows with fitted blinds to front with estuary views, 2 x chandeliers, original coving to ceiling, wood flooring, 2 x radiators, tv point and power points. Feature sandstone fireplace with real cast iron wood burner, open to:

Dining area 17' 5" by 14' 6" (5m 31cm by 4m 42cm), ()

Double glazed sash Bay window to side aspect with fitted blinds, original coving to ceiling, 2 x chandeliers, wood flooring, 2 x radiators, power points and T.V. point, open to:



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Kitchen area 15' 4" by 8' 4" (4m 67cm by 2m 54cm), ()

Double glazed sash window to side aspect with fitted blinds, original coving and down lighters to ceiling, wood flooring. A range of Cream high gloss matching floor to ceiling wall units incorporating twin ovens and grill, pull out larders and integrated fridge and freezer. Natural boxed edge stonework top and matching breakfast bar with feature lighting over, inset gas, electric and hot plate, electric pop-up extractor fan and undermounted stainless steel sink with mixer tap with Door to:



Utility room 6' 6" by 6' (1m 98cm by 1m 83cm), ()

Double glazed sash window to side aspect, original coving and down lighters to ceiling, wood flooring. A range of Cream high gloss matching floor to ceiling wall units incorporating, boxed edge natural boxed edge stonework top, round stainless steel sink with mixer tap, cupboard housing wall mounted boiler:



First floor WC

Opaque double glazed window to side aspect, down lighters to ceiling, floor standing wash hand basin with mixer taps, low level W.C., matching tiled walls and flooring.



2nd floor landing

Wood flooring, glass balustrades, double glazed folding doors to roof terrace, doors to all rooms, chandelier, double glazed window to rear aspect, vertical radiator, power points, wall mounted lights.



Bedroom open plan 16' 1" by 12' 7" (4m 90cm by 3m 84cm), ()

Double glazed sash window to front aspect and two skylight windows with estuary views and fitted blinds, LED lighting to ceiling, under eaves storage, radiator, power point and T.V. point.



Bath area 13'0" by 7'5" (3m 96cm x 2m 26cm)

Raised bathing area with double ended bath and floor standing mono block tap with shower attachment.

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En-Suite wet room

Double glazed skylight window to front with estuary view, down lighters to ceiling, wall mounted mains rainfall shower, feature floor standing wash hand basin with mixer taps, low level W.C., matching tiled flooring and walls, heated towel radiator and extractor fan.

Terrace 8' by 8' (2m 44cm by 2m 44cm), ()

Paved terrace with fitted gas barbecue, opaque glass screen to rear, wall mounted heater, stairs to roof terrace and outdoor power point.

Bedroom 2 14' by 13' 4" (4m 27cm by 4m 6cm), ()

Double glazed window to side and sky light to side aspect, under eaves storage, feature vertical radiator, power points, wall mounted lights and door to:

Wet room En-Suite

Double glazed skylight window to front with estuary view, down lighters to ceiling, wall mounted mains rainfall shower, feature floor standing wash hand basin with mixer taps, low level W.C., matching tiled flooring and walls, heated towel radiator and extractor fan.

Bedroom 3 14' 9" by 7' 5" (4m 50cm by 2m 26cm), ()

Two skylight windows to side aspect, under eaves storage, feature vertical radiator, down lighters and power points.

Bedroom 4/Dressing room 8' 3" by 7' 3" (2m 51cm by 2m 21cm), ()

Skylight to side, under eaves storage, recessed spotlights, down lighters and power points.

W.C

Double glazed frosted window to side aspect, wall mounted wash hand basin with mixer taps, low level W.C., extractor fan, matching tiled walls and flooring.



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Roof terrace

With amazing views over the Estuary towards Kent and London.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 72 | 81 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 80 | 81 |
| England & Wales | EU Directive 2002/91/EC | |



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