



**BRITISH
PROPERTY
AWARDS**

2024 - 2025

★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT
IN SOUTH EAST
(SOUTH ESSEX)



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LETTING AGENT
IN LEIGH-ON-SEA



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GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Irvington Close, Leigh On Sea

BEAUTIFUL BUNGALOW: Castles are pleased to offer FOR SALE this GREATLY IMPROVED 3 bedroom semi-detached bungalow set in this quiet CUL-DE-SAC within easy walking distance to the LOCAL SHOPS, RESTAURANTS, BUS ROUTES, FAIRWAYS SCHOOL, BELFAIRS GOLF COURSE, WOODS and a short drive to LEIGH STATION.

- Semi-Detached bungalow
- Approx 60ft rear garden
- Off street parking x 3 cars
- Double glazed
- Chain free
- 3 Bedrooms
- West facing garden
- Extended Family room
- Seperate wc
- Utility room

£495,000 Freehold

Front aspect

New block paved off street parking x 3 cars, mature plants including Wisteria, outside light, hard wood door to utility room, new double glazed front door with frosted glass insets to:

Hallway

New doors to all rooms, radiator, Storage cupboard, new laminated wood flooring, power point.

Lounge 12'9" by 11'3" (3m 89cm x 3m 43cm)

Coving, radiator, power points, television point, feature fire place with wood surround, new flooring, arch to Conservatory.

Kitchen/Diner/Family room 21' by 14' (6m 40cm by 4m 27cm), (I)

2 x Double glazed windows to rear aspect and double glazed Bi fold doors to rear aspect, power points, new laminated wood flooring, down lighters, 2 x double glazed ceiling lanterns, 2 x radiators, open to new kitchen area with base level units, boxed edge work surfaces, center island, new dish washer, composite 1 1/4 bowl sink with mixer taps.

kitchen 9'3" by 8'7" (2m 82cm x 2m 62cm)

New eye level and base level units, hardwood boxed edge Roll top work surfaces, tiled splash backs, 4 ring gas hob, over extractor fan and under oven, new wall mounted boiler, storage cupboard over housing gas meter, Space for a washing machine, power points, new double glazed door to utility room, laminated wood flooring.

Utility room 11'5" by 6'5" (3m 48cm x 1m 96cm)

New roof, plaster, flooring, Power and lighting, space for a fridge freezers and tumble dryer, hardwood door to front aspect, double glazed door with frosted glass inset to rear aspect, door to wc.

New Saniflo toilet

White low level flush toilet.



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Bedroom 1 15'1" by 10'4" (4m 60cm x 3m 15cm) max

Double glazed bay window to front aspect with fitted blinds, new fitted sliding doors wardrobes, ceiling light fan, power points, tv point, radiator.

Bedroom 2 10' 4" by 8' (3m 15cm by 2m 44cm), ()

Double glazed window to the front aspect with fitted blinds, ceiling light fan, power points and radiator.

New bathroom

3 piece white suite comprising of low level flush toilet, hand wash basin in vanity unit with mixer taps and a panel enclosed bath with mixer taps, wall mounted electric shower, fully tiled walls, down lighters, extractor fan, heated towel rail, double glassed frosted window to the side aspect, tiled flooring.

Internal hallway

Stairs to first floor.

Bedroom 3/Loft room 12' by 10' (3m 66cm by 3m 5cm), ()

3 x Velux windows to 3 sides, ceiling light fan, wall mounted air conditioning unit, 3 x eaves storage cupboards, power points, tv point.

Rear garden


Measuring approximately 60ft West facing, mainly laid to lawn, mature shrub borders, large decking area, outside tap, wood shed, bar b q area, outside power point.


Agents notes

Disclaimer: This listing is on behalf of an employee to of the company



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(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		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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 misstatement. 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.
Made with floorplan ©2025

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