



Fairmead Avenue, Westcliff on sea

INVESTMENT OPPORTUNITY: Castle Estate Agents are pleased to offer FOR SALE this TWO bedroom GROUND FLOOR apartment set in this ideal position for all amenities including, WESTCLIFF STATION, shops, bars, restaurants, sea front and bus routes and PARK, benefiting from a NEW 99 YEAR LEASE.

- Two bedroom
- Own rear garden
- Double glazed
- Walk to station
- Walk to bars and restaurants
- Ground floor apartment
- Great location
- Gas central heating
- Walk to sea front
- New lease

£160,000 Leasehold

Front aspect

Block paved entrance leading to own aluminium double glazed front door with glass insets to:

Lounge 16' 4" by 10' 6" (4m 98cm by 3m 20cm), ()

Ceiling rose, coving, power points, TV points, aluminium double glazed window to the front aspect.



Inner Hallway

Access to all rooms.

Kitchen 13' 9" by 10' (4m 19cm by 3m 5cm), (), ()

Eye level and base level units, boxed edge work surfaces, stainless steel bowl sink and drainer with a mixer tap, power points, wall mounted boiler, aluminium double glazed windows to the rear and side aspect, door to rear aspect, power points.



Bedroom 1 16' 7" by 10' 4" (5m 5cm by 3m 15cm), ()

Ceiling rose, coving, power points, aluminium double glazed window to the front aspect, fitted wardrobes, storage cupboard.



Bedroom 2 13' 8" by 8' 1" (4m 17cm by 2m 46cm), ()

Aluminium double glazed window to the rear aspect, power point.



Bathroom


3-piece white suite comprising of a low-level flush toilet, hand wash basin, bath with shower attachment, window to the rear aspect, dado rail.


Rear garden

Share of rear garden, approx 30ft, gated side access, mainly laid to lawn.



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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