



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



Lypstone Close, Westcliff on sea

LARGE DETACHED BUNGALOW: Castle Estate Agents are delighted to offer FOR SALE this beautifully presented 2 DOUBLE BEDROOM BUNGALOW situated in this QUIET CLOSE being close to SOUTHEND AIRPORT, A127, local shop and ALL BUS ROUTES, benefiting from, OFF STREET PARKING X 3 CARS and DETACHED GARAGE.

- Detached bungalow
- Open plan Living
- Off street parking for ample cars
- Chain free
- Approx 60ft rear garden
- 2 Double Bedrooms
- New bathroom
- Detached garage
- Close to Airport
- Quick access A127

£475,000 Freehold

Front aspect

Stoned off street parking for ample cars and driveway leading to garage, outside light, double glazed door with frosted glass insets.

Porch

Double glazed sliding doors to side, wood effect laminate flooring, hardwood window and door leading to:

Hallway

Smooth ceiling, wall mounted radiator, wood effect laminate flooring, doors to all rooms.

Lounge/ Kitchen/Diner 26' 11" by 22' 4" (8m 20cm by 6m 81cm), ()

KITCHEN AREA: is fitted with matching wooden wall and base units with complementary granite work tops and matching island with inset sink, drainer, mixer tap and storage under. There are built in 'Neff' appliances including an eye level microwave, oven and separate induction hob with extractor over, space for washing machine, dish washer and tumble dryer, smooth ceiling with inset spotlights, wood effect laminate flooring leading through to the DINING and LOUNGE areas. Double glazed window to front, two wall mounted radiator, storage cupboard housing electric and gas meters, double glazed bi-folding doors leading to rear garden.

Bedroom 1 13' 8" by 11' 11" (4m 17cm by 3m 63cm), ()

Double glazed curved bay window to front, wall mounted radiator, smooth ceiling, wood effect laminate flooring, power points.

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

Smooth ceiling, double glazed window to side, wall mounted radiator, wood effect laminate flooring, power points and coving.

Family bathroom

2 x Double glazed frosted window to the side aspect, 3 piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and wall mounted mains rainfall shower, heated towel rail, fully tiled splash backs, loft access, down lighters, tiled flooring.



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 60ft x 60ft, mainly laid to lawn, mature shrubs and trees, green house and shed to remain, outside tap, fence to all boundaries, gated side access leading to the front of the property, and access to the rear of the garage.

Detached garage

Access via roller shutter door to front and door to rear, with electric and lighting.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

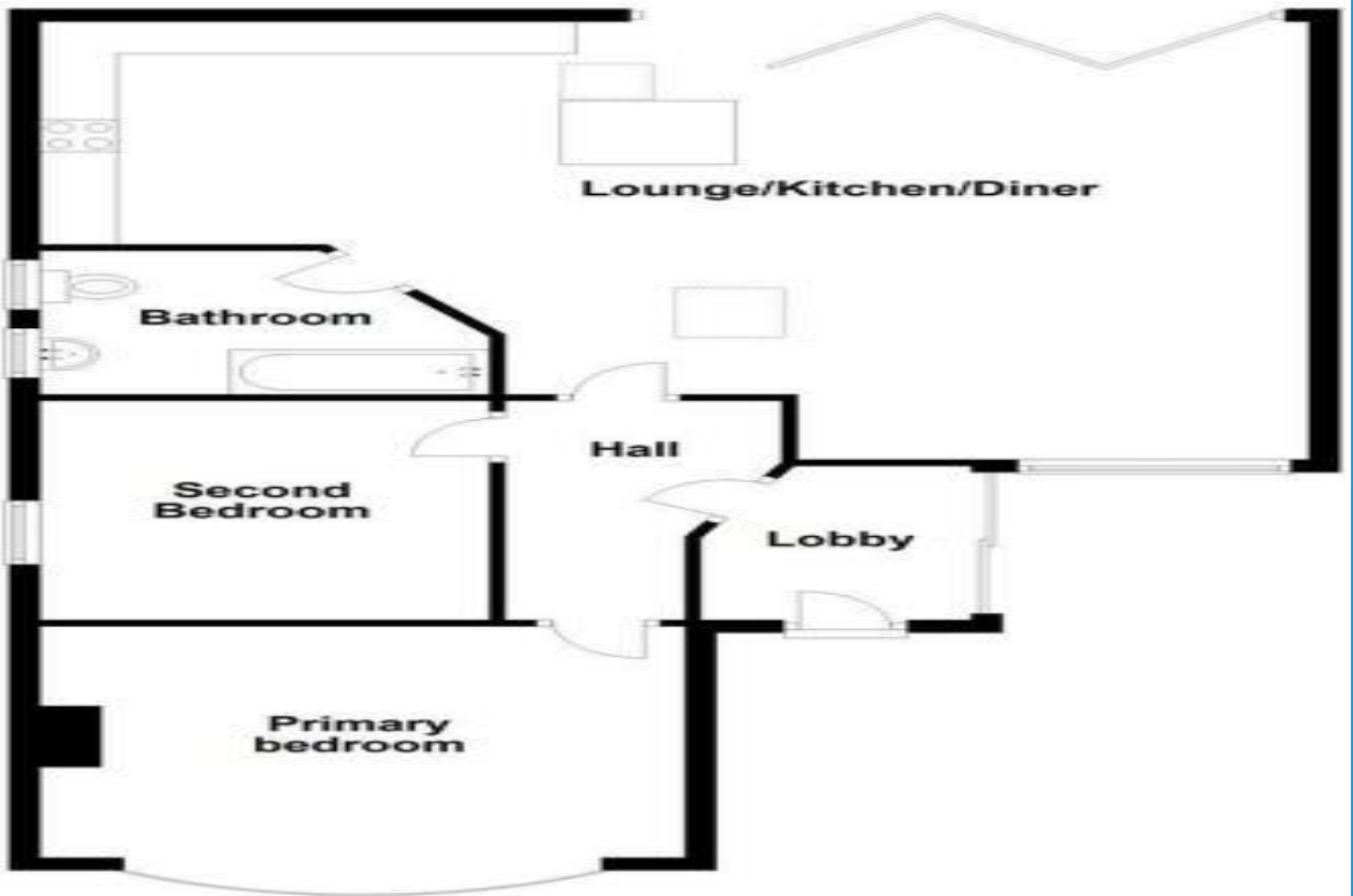
Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

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