



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



## Caversham Lodge, Leigh on sea

VERY WELL PRESENTED APARTMENT: Castle Estate Agents are pleased to offer FOR SALE this lovely 2 bedroom GROUND FLOOR apartment which is ideally set within easy walking distance to Leigh on sea BROADWAY, STATION, local bars, restaurants and bus routes and SEA FRONT, OFFERING OFF STREET PARKING.

- 2 Bedrooms
- Modern interior
- Walk to Leigh Broadway
- Local shops & eateries close by
- Westleigh school catchment
- Ground Floor
- Parking space
- Walk to Leigh station
- Short walk to Bonchurch Park
- Local Bus Routes close by

**£255,000 Leasehold**

## Front aspect

Communal doors with entry phone system to communal hall and own hardwood front door to:

## Inner hallway

Doors to all rooms, telephone point, wall mounted storage heater, 2 x large storage cupboards, laminated wood flooring, entry phone system, power points, spot lights.

## L shaped Lounge/Kitchen/Diner 17' by 17' (5m 18cm by 5m 18cm), ( )

Double glazed windows to front aspect with blinds, coving, spot lights, power points, tv point, storage heater, laminated wood flooring, entry phone system, open to:

## Kitchen area

White high gloss eye level and base level units, boxed edge work surfaces, incorporating a enamel sink and single drainer with mixer taps, fitted 4 ring ceramic hob, under oven and over extractor fan, integral washing machine, fridge and freezer, tiled splash backs, power points, spot lights, laminated wood flooring, wine rack.

## Bedroom 1 14' 2" by 9' 9" (4m 32cm by 2m 97cm), ( )

Double glazed window to the front aspect with blinds, power points, wall mounted storage heater, coving, spots, tv point, mirrored fitted wardrobes.

## Bedroom 2 10' 4" by 7' 4" (3m 15cm by 2m 24cm), ( )

Double glazed window to the front aspect with blinds, power points, wall mounted storage heater, tv point, coving, spot lights.

## Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with wall mounted electric shower over, tiled splash backs, extractor fan, wall mounted electric heater, spot lights, electric heater.



*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.*

## Outside to the rear

This property comes with communal gardens and one parking space.



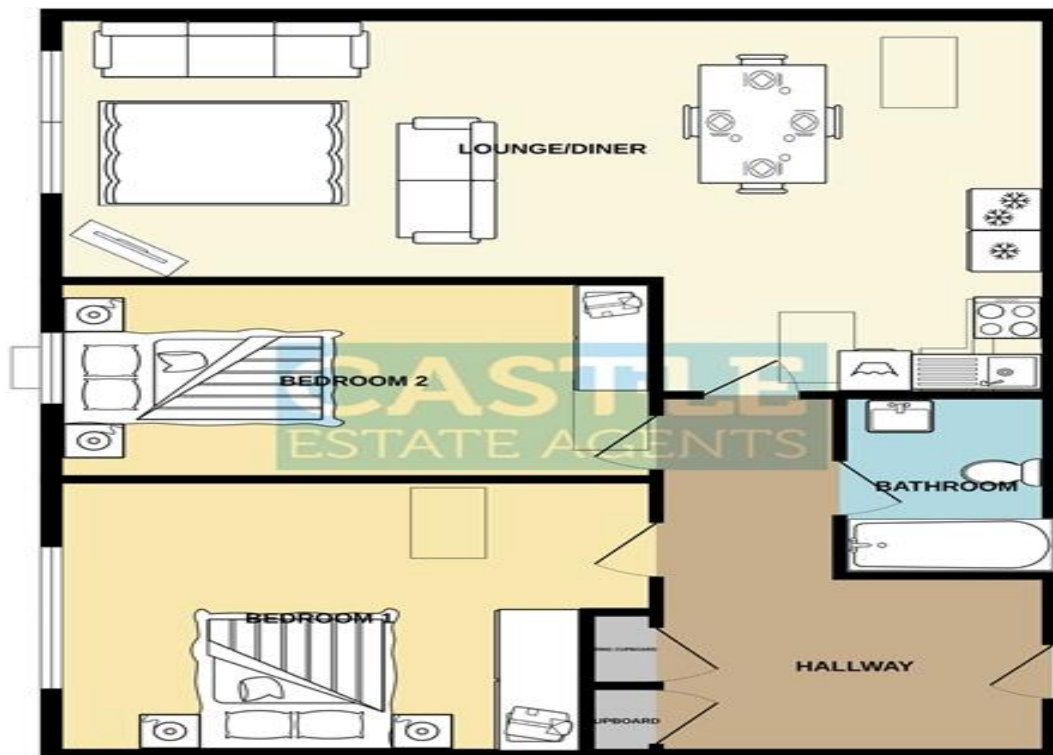
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

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.



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.  
Made with Metropole ©2023

*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.*

