



**BRITISH
PROPERTY
AWARDS**

2024 - 2025

★★★★★

GOLD WINNER

LETTING AGENT
IN SOUTH EAST
(SOUTH ESSEX)



**BRITISH
PROPERTY
AWARDS**

2024 - 2025

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



**BRITISH
PROPERTY
AWARDS**

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Hamstel Road, Southend on sea

IDEAL LOCATION: Castle Estate Agents are pleased to offer FOR SALE this Two-bedroom first floor apartment set in this ideal position for local buses, shops, Garrons Park and Southend East Train Station, this property has many benefits including your own WEST facing rear garden and LONG LEASE.

- Two bedrooms
- Own rear garden
- Good condition
- Modern Kitchen
- Gas central heating
- First floor
- Private Balcony
- Close to all amenities
- Chain free
- Long lease

£220,000 Leasehold

Front aspect

Communal hardwood door with glass insets to communal hall leading to own hardwood front door with stairs leading to:

Hallway

Doors to all rooms, coving, loft access, dado rail, picture rail, 2 x radiators, power points.

Utility room

Double glazed frosted window to the rear aspect, boxed edge work surfaces, power points, tiled flooring, washing machine.

Lounge 12' 5" by 12' 5" (3m 78cm by 3m 78cm), (I)

Original coving, radiator, power points, tv point, picture rail, double glazed French doors to small balcony.

Kitchen 9' 6" by 8' 3" (2m 90cm by 2m 51cm), (I)

Double glazed window and door to the side aspect with stairs leading down to the ear garden, eye level and base level units incorporating a fitted oven, 4 ring induction hob, over extractor fan, boxed edge work surfaces with a composite sink and single drainer and mixer taps, tiled splash backs, over extractor fan, power points, integral fridge freezer and dish washer, slate tiled flooring, spot lights.

Bedroom 1 12' 6" by 10' 5" (3m 81cm by 3m 18cm), (I)

Double glazed window to the rear aspect, radiator, power points, telephone point.

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

Double glazed window to the front aspect, radiator, ceiling rose, picture rail, coving, power points, telephone point.

Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with over wall mounted mains shower, tiled splash backs, extractor fan, heated towel rail, double glazed frosted window to the side aspect, 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

Approx 18ft by 8ft mainly shingled.

Agents notes

Potential to put parking in rear garden STPP.
No maintenance
Ground rent £250 PY.
Building insurance Approx 400 PY.
Lease 147 years.



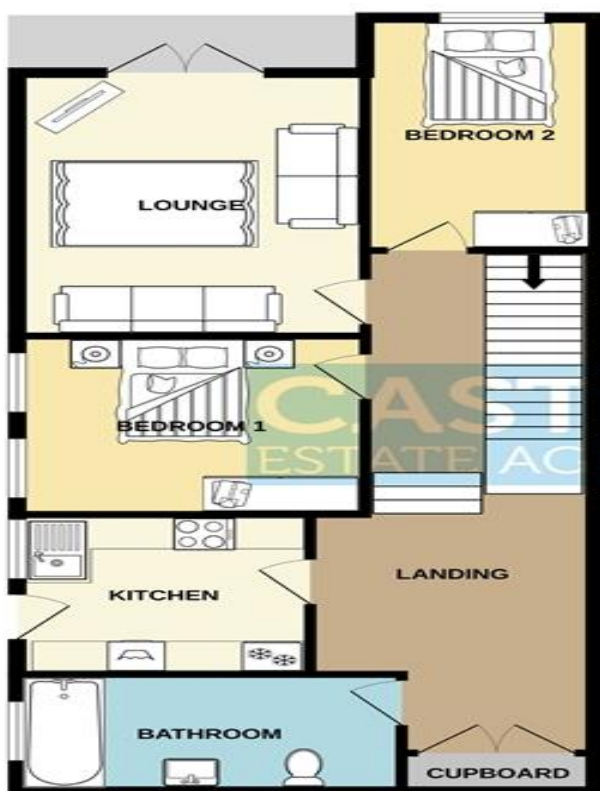
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	71
England & Wales	EU Directive 2002/91/EC	

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		
	64	71
England & Wales	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 Menopix ©2025

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.

