



**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



Beedell Avenue, Westcliff on Sea

IDEAL FAMILY HOME: Castle Estate Agents are pleased to offer FOR SALE this well presented 4 bedroom mid-terraced house set on this popular road in the heart of Westcliff close to all LOCAL SHOPS, BARS, RESTAURANTS and ALL BUS ROUTES, this property benefits from an approx, 25ft REAR GARDEN.

- 4 Bedrooms
- Great location
- Walk to local shops
- Close to Hospital
- Double glazed
- Approx 25ft rear garden
- 2 Receptions
- Walk to local buses
- Downstairs wc
- Gas central heating

£350,000 Freehold

Front aspect

gravelled small front garden, hard wood door with frosted glass insets to:.

Hallway

Stairs to first floor, under stair cupboard, original coving, picture rail, radiator in cover, laminated wood flooring, doors to all rooms.

Lounge 15' 2" by 11' 4" (4m 57cm by 3m 45cm), (I)

Double glazed bay window to the front aspect, original coving, ceiling rose, power points, tv point, telephone point, radiator, laminated wood flooring, cast iron feature fire place with wood surround and tiled plinth.

Dining room 16' 2" by 10' 2" (4m 93cm by 3m 10cm), (I)

Double glazed boxed window and door to the rear aspect, original coving, picture rail, ceiling rose, power points, radiator, laminated wood flooring, feature fire place with wood surround and tiled plinth.

Kitchen/Diner 10' 2" by 8' 7" (3m 10cm by 2m 62cm), (I)

Double glazed window and door to the rear aspect, radiator, eye level and base level units, boxed edge work surfaces, space for gas cooker, stainless steel sink and single drainer with mixer taps, power points, laminated wood flooring, space for washing machine, fridge and freezer, tumble dryer, splash backs, spot lights.

Cloak room

2 piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, tiled flooring, tiled splash backs, window to side aspect.

First floor landing

Doors to all rooms, loft access, storage cupboard.

Bedroom 1 15' 2" by 11' 2" (4m 62cm by 3m 40cm), (I)

Double glazed bay window to the front aspect, radiator, power points, tv point, original coving, ceiling rose.



Bedroom 2 11' 11" by 8' 2" (3m 63cm by 2m 49cm), (I)

Double glazed window to the rear aspect, radiator, power points, coving, dado rail.

Bedroom 3 10' 2" by 9' 9" (3m 10cm by 2m 97cm), (I)

Double glazed boxed window to the rear aspect, radiator, power points, ceiling light fan.

Bedroom 4 8' by 6' (2m 44cm by 1m 83cm), (I)

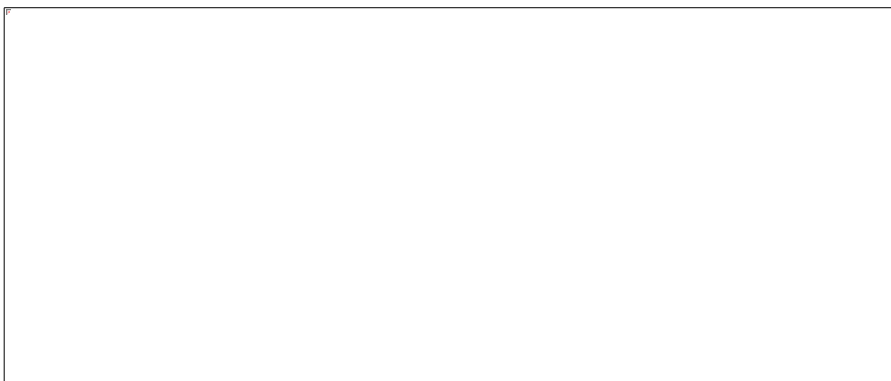
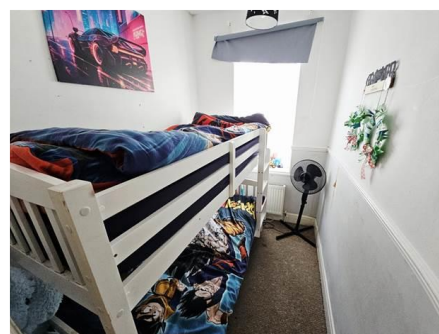
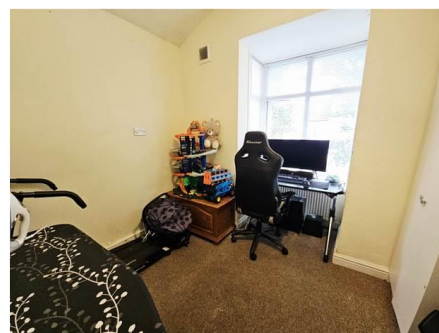
Double glazed window to the front aspect, radiator, power points, dado rail.

Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and mains rainfall shower over, fully tiled splash backs, heated towel rail, double glazed frosted window to the side aspect.

Rear garden

Approx 25ft rear garden, mainly Astro tufted, outside tap, metal shed, mature trees.



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.



We have every attempt to ensure the accuracy of the floorplans contained here, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The materials, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made and Issued 12/2022

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