



**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



Arundel Gardens, Westcliff on sea

LOCATION LOCATION LOCATION: Castle Estate Agents are pleased to offer FOR SALE this 3 bedroom SEMI-DETACHED house set in this QUIET location in need of some modernization, CLOSE TO ALL BUS ROUTES, SOUTHENDS SOUGHT AFTER SENIOR SCHOOLS, Southend hospital and QUICK ACCESS to A127 and TOWN CENTER.

- 3 Bedrooms
- 2 Receptions
- Approx 140ft rear garden
- Off street parking
- Close to all Schools
- Semi-Detached house
- Chain free
- Conservatory
- Gas central heating
- Close to hospital

£550,000 Freehold

Front aspect

Hard standing off street parking times 2 cars, double wooden gates to carport, mature side borders and trees, secluded pathway leading to hardwood front door with frosted leaded stained glass inset leading to :

Entrance hall

Doors to all rooms, picture rail, original coving, under stair cupboards, radiator, power points, telephone point, stairs to first floor.

Down stairs toilet

White low level flush toilet.

Lounge 14' 7" by 12' 4" (4m 44cm by 3m 76cm), (I)

Hardwood leaded bay window to the front aspect, original coving, picture rail, ceiling rose, radiator, power points, tv point, picture rail, feature fire place with cast surround and marble hearth and plinth.

Dining room 15' 7" by 11' 5" (4m 75cm by 3m 48cm), (I)

Hardwood double doors to conservatory, original coving, ceiling rose, picture rail, radiator, picture rail, feature fire place with cast surround and marble hearth and plinth.

Kitchen 11' 5" by 7' 4" (3m 48cm by 2m 24cm), (I)

Hardwood door and window to rear aspect aspect and frosted window to side aspect, original eye level and base level units, roll top work surfaces, inset stainless steel sink, space for gas cooker and fridge/freezer, washing machine, stripped lighting, tiled splash backs, power points, radiator, wall mounted boiler.

Conservatory 10' 8" by 9' 7" (3m 25cm by 2m 92cm), (I)

Glazed windows and door to the rear aspect and tiled flooring.

First floor landing

Doors to all rooms, loft access, hardwood frosted leaded stained glass window to the side aspect.



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.

Bedroom 1 15' by 11' 4" (4m 57cm by 3m 45cm), (I)

Hardwood leaded bay window to the front aspect, power points, radiator, picture rail, original coving, cast iron feature fire place.

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

Hardwood leaded window to the rear aspect, power points, radiator, picture rail, ceiling rose, white hand wash basin with tiled splash backs.

Bedroom 3 7' 8" by 7' 3" (2m 34cm by 2m 21cm), (I)

Hardwood leaded window to the rear aspect, power points, radiator, ceiling rose.

Bathroom

2 Piece White suite comprising of a hand wash, Parnell enclosed bath, radiator, tiled splash backs, hardwood frosted window to the rear aspect.

Seperate

White low level flush toilet, coving, hardwood frosted window to side aspect.

Rear graden

Approx 140ft rear garden, mainly laid to lawn, well stocked mature shrub and tree borders, outside tap, paved patio area, large wood summer house to rear, double gated side access, carport, 2 x cars spaces.



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Agents notes

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CASTLE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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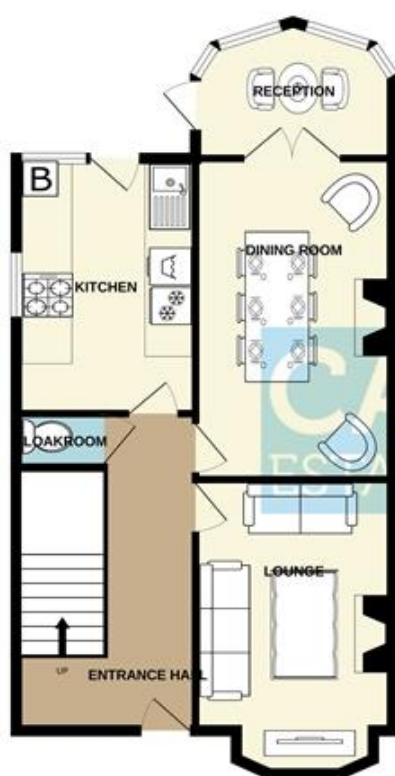


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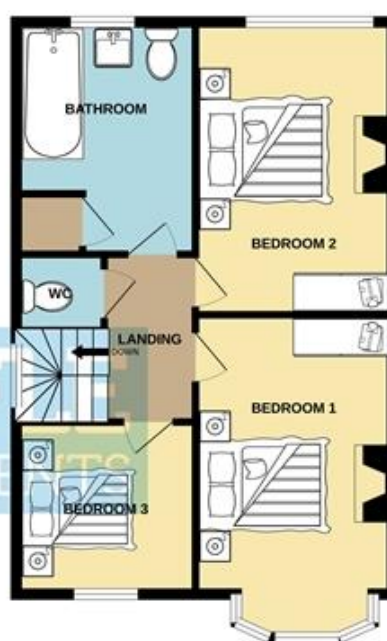


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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 AutoCAD 2012

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