



**BRITISH
PROPERTY
AWARDS**

2024 - 2025

★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT
IN SOUTH EAST
(SOUTH ESSEX)



**BRITISH
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GOLD WINNER

LETTING AGENT
IN LEIGH-ON-SEA



**BRITISH
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GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



High Street, Leigh on sea

PRIME SEAFRONT LOCATION: Castle Estate Agents are pleased to offer **FOR SALE** this very well presented 2 bedroom 1st floor apartment, offering **GREAT SEA VIEWS** over Old Leigh and the **ESTURY** towards Kent, This property is set within easy walking distance to Leigh **STATION**, Broadway and all bus routes.

- 2 Double Bedrooms
- Stunning sea views
- Walk to station
- Open plan
- Parking space
- First floor
- Old Leigh
- Fantastic location
- Walk to Leigh Broadway
- Double glazed

£370,000 Leasehold

Front aspect

Secure gates to parking space, stairs to communal door with entry phone system to communal hall and stairs to 1st floor with own front door to:

Inner hallway

Doors to all rooms, telephone point, power points, loft access, down lighters, entry phone system, hardwood flooring, wall mounted electric heater.

Lounge 14' 7" by 10' 6" (4m 44cm by 3m 20cm), (I)

OPEN PLAN: 2 x hardwood boxed window to front aspect with stunning sea views, power points, tv point, wall mounted electric heater, coving, down lighters, hardwood flooring, open to:

Kitchen area 9' 6" by 9' 5" (2m 90cm by 2m 87cm), (I)

Hardwood window to the front aspect with stunning sea views, eye level and base level Black units, Granite work surfaces, incorporating a stainless steel sink with mixer taps, 4 ring induction hob, fitted double oven and over extractor fan, integral washing machine and space for fridge and freezer, tiled splash backs, power points, breakfast bar, laminated wood flooring, power points.

Bedroom 1 11' 7" by 10' 3" (3m 53cm by 3m 12cm), (I)

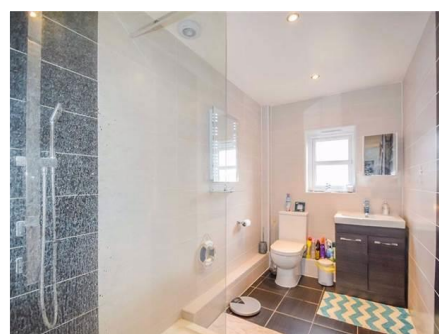
Double glazed window to the rear aspect with stunning sea views, power points.

Bedroom 2 10' by 7' 1" (3m 5cm by 2m 16cm), (I)

Double glazed window to the rear aspect, wall mounted electric, coving, power points.

Shower room

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with wall mounted electric shower with rainfall shower head, tiled splash backs, extractor fan, tiled flooring, heated towel rail.



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

One parking space for one car via gated entrance.

Agents notes

COUNCIL TAX BAND c



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		
	56	77
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		
	61	77
England & Wales	EU Directive 2002/91/EC	

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