



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



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2017



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## Pembury Road, Westcliff on sea

WALK TO WESTCLIFF STATION: Castle Estate Agents are pleased to offer FOR RENT this LARGE 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT set in this ideal location within easy walking distance to all BUS ROUTES and SEA FRONT, local shops, bars and restaurants, benefiting from OFF STREET PARKING X 1 CAR.

- Two double bedroom
- Share of rear garden
- Available December
- Gas central heating
- Walk to sea front
- Ground floor flat
- Good condition
- Original features
- Walk to Station
- Off street parking x 1 car

**£900 PCM**

## Front aspect

Hard standing off street parking x 1 car, communal hardwood double doors with frosted glass insets to communal hall with hardwood double doors and own hardwood front door to:

## Hallway

Doors to all rooms, laminated wood flooring, storage cupboard, radiator, picture rail, coving.

## Lounge 16' by 13' (4m 88cm by 3m 96cm), (I)

Laminated wood flooring, power points, tv point, double glazed bay window to front aspect, radiator, original coving and ceiling rose, picture rail.

## Kitchen/Breakfast room 14' 7" by 9' 4" (4m 44cm by 2m 84cm), (I)

Eye level and base level units, roll top work surfaces, stainless steel sink with single drainer and mixer taps, tiled splash backs, small hallway with double glazed door to the rear aspect, power points, space for fridge freezer, washing machine, space for electric cooker, storage cupboard housing boiler, radiator.

## Bedroom 1 14' by 13' 8" (4m 27cm by 4m 17cm), (I)

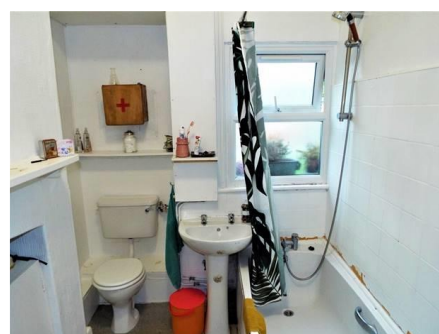
Double glazed window and door to the rear aspect, radiator, laminated wood flooring, original coving and ceiling rose, power points, tv point, wood surround feature fire place.

## Bedroom 2 11' 4" by 9' 6" (3m 45cm by 2m 90cm), (I)

Double glazed bay window to the side aspect, radiator, laminated wood flooring, picture rail, frosted window to hallway, power points and tv point.

## Bathroom

3 Piece White suite comprising of a hand wash basin, panel enclosed bath with mixer taps and shower attachment, low level flush toilet, double glazed frosted window to the rear aspect, tiled splash backs, coving, heated towel rail, storage cupboard, wall mounted 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.

## Shared rear garden

Approx 35ft by 30ft, mainly laid to lawn, gated side aspect.



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