



Southsea Avenue, Leigh on sea

TOWN CENTRE LOCATION: Castle Estate Agents are pleased to offer FOR RENT this LARGE One bedroom GROUND FLOOR FLAT set in this ideal position for all amenities including, STATION, shops, bars, restaurants, sea front and bus routes, this property has many benefits including, WEST FACING REAR GARDEN.

- One bedroom
- Kitchen/Breakfast room
- Double glazed
- Own rear garden
- Walk to bars and restaurants
- Ground floor
- Town centre location
- Own garage
- Walk to sea front
- Walk to bus routes

£900 PCM

Front aspect

Small front garden with mature borders, up and over door to garage, parking space for small car, hardwood communal door with frosted glass insets to communal hall with own hardwood front door to:

Hallway

Doors to all rooms.

Lounge 12' 7" by 11' 8" (3m 84cm by 3m 56cm), (I)

Double glazed window to the rear aspect, original ceiling rose, coving and picture rail, radiator, power points, tv point, feature fire place with wood surround:

Kitchen/Breakfast room 10' 1" by 10' (3m 7cm by 3m 5cm), (I)

Spot lights, eye level and base level units, hard wood boxed edge work surfaces inset enamel butler sink with a mixer tap, 4 ring ceramic hob, over extractor fan and under oven, radiator, power points, tiled splash backs, 2 x double glazed window to side aspect, vertical radiator, large storage cupboard.

Inner hallway

Plumbing for washing machine, hardwood door to back garden.

Bathroom

4 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with glass sliding doors and wall mounted mains shower, panel enclosed bath with mixer taps, tiled walls, heated towel rail, spot lights, tiled flooring, double glazed frosted window to the rear aspect and hardwood frosted window to the side aspect.

Bedroom 10'5" by 8'5" (3m 18cm x 2m 57cm)

Double glazed bay window to the front aspect, radiator, power points, tv point, 2 x large wardrobes, original ceiling rose, coving and picture 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.

Rear garden

Approx 35ft West facing, hard standing patio area, mature shrub borders, mainly laid to lawn, wood shed, hardwood door to garage.

Garage 17' 1" by 8' 3" (5m 21cm by 2m 51cm), ()

Up and over door to front, stripped lighting, power points, hardwood window to rear aspect.



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