



Pavilion Drive, Leigh on sea

LARGE FAMILY HOME:Castle estate agents are pleased to offer for sale this well presented 4 bedroom, 3 reception detached chalet bungalow set on this popular road within easy walking distance to Darlinghurst school, local shop and all bus routes.

- Detached Chalet
- 3 Receptions
- Garage
- Double glazing
- Walk to all bus routes
- 4 Bedrooms
- Off street parking x 2 cars
- Gas central heating
- Walk to local shops
- Darlinghurst school catchment

£375,000 Freehold

Front aspect

Crazy paved off street parking for 2 cars, mature shrub borders, outside lights, gated side access, up and over door to garage, hard wood door with stained glass inset to:



Inner hallway

Two radiators, stairs to first floor with recessed area beneath, picture rail, power points, doors to all rooms.

Lounge 18'2" by 12'6" (5m 54cm x 3m 81cm) Max

Lead light double glazed bay window to front aspect, two radiators, attractive feature fire place with timber fire surround with tiled insert and gas coal fire (not tested), picture rail, power points, tv point, semi open plan to.



Sun room 11'0" by 6'0" (3m 35cm x 1m 83cm) Max

Double glazed to three sides, radiator, polycarbonate roofing, radiator, power points, part double glazed door opening on to garden.



Kitchen 11'4" by 6'8" (3m 45cm x 2m 3cm)

Double glazed window to rear, 1 1/4 bowl single drainer enamel sink with mixer taps set into rolled edge worktop to the length of one wall with drawers and cupboards under, further built-in cupboards to adjacent wall, built-in double oven with separate 4 ring gas hob, power points, tiled splash backs, tiled flooring, spot lights, space for tumble dryer, washing machine and fridge freezer, radiator, plumbing for automatic washing machine.



Dining room 13'10" by 11'2" (4m 22cm x 3m 40cm) Max

Traditional style timber fire surround with cast iron fireplace with tiled hearth, radiator, power points, tv point, dado rail, picture rail, natural timber floor, double glazed patio doors opening on to rear.

Bedroom 1 10'11" by 10'8" (3m 33cm x 3m 25cm) Max

Lead light double glazed bay to front aspect, radiator, picture rail, power points, bi-fold door opening on to



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.

En-suite

Fully tiled shower cubicle with glazed splash screen door and wall mounted mains shower, low level wc and pedestal hand basin in white, partly tiled walls, extractor fan, picture rail.

Bedroom 3 *10'11" by 7'9" (3m 33cm x 2m 36cm) Max*

Lead light double glazed bay to front aspect , radiator, power points, picture rail.



First floor landing

Double glazed lead lite window to side, door to walk-in linen cupboard,

Bedroom 2 *15'6" by 9'7" (4m 72cm x 2m 92cm) Max*

Double glazed leaded window to front, radiator, power points, bi-fold door to walk-in eaves storage area,



Bedroom 4 *9'10" by 5'0" (3m 0cm x 1m 52cm) Max*

This room does have limited head room with opening roof light to rear, radiator, power points.



Bathroom

Double glazed frosted window to rear, 3 piece White suite comprising panelled bath with mixer taps and shower attachment, low level wc, pedestal hand basin, half wood panel walls and radiator.



Side garden

Approx 50ft by 50ft, a charming cottage style garden with block paved patio area to the immediate rear with pergola over, numerous shrubs, vines providing seclusion and shade, attractive water feature, outside cold water tap, storage cupboard, wood shed to remain, pond, outside lighting, meandering block paved pathway leading to the side garden, again with numerous shrubs and trees providing maximum seclusion and shade, 2 x access leading on to the front driveway.

Garage

Up and over door with power and lighting.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		71
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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