



Hildaville Drive, Westcliff on sea

COMPLETELY REFURBISHED: Castle Estate Agents are pleased to offer FOR SALE this very well presented Two bedroom GROUND FLOOR APARTMENT set in this excellent location within easy walking distance to LOCAL SHOPS and all BUS ROUTES, this property has many benefits including a LONG LEASE.

- Two bedrooms
- Own rear garden
- Completely refurbished
- New bathroom
- Chain free
- Ground floor apartment
- South/West facing
- New kitchen
- New flooring
- Long lease

£199,995 Leasehold

Frost aspect

Own hard standing front garden, gated side aspect, Double glazed door with frosted glass inset and side panel window to:

Communal hallway

Original coving, system, own hard wood front door to:

Lounge 16'0" by 12'5" (4m 88cm x 3m 78cm)

Double glazed Bay window to the front aspect, new carpets, 3 x radiators, original coving, ceiling rose, power points.

Inner hallway

Doors to all rooms, new carpets, large storage cupboard, telephone point, radiator.

Kitchen 11'0" by 8'9" (3m 35cm x 2m 67cm)

Eye level and base level units, roll top work surfaces incorporating a stainless steel sink and single drainer with mixer taps, 4 ring gas hob, under oven and over extractor fan, tiled splash backs, double glazed window and French doors to the rear aspect, space for fridge freezer, washing machine and tumble dryer, radiator and tiled flooring.

Bedroom 1 11'2" by 11'0" (3m 40cm x 3m 35cm)

Double glazed window to the rear aspect, wall mounted boiler, radiator, power points, new carpets.

Bedroom 2 8'4" by 8'0" (2m 54cm x 2m 44cm)

Radiator, power points, new carpets.

Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit, panel enclosed bath with mixer taps and shower attachment with wall mounted electric shower over, fully tiled, tiled flooring, radiator, extractor fan, double glazed frosted 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.

Rear garden

Approx 30ft in length South/West facing, mainly laid to lawn with a block paved patio area, gated side access.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		77

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		79

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