



Fernleigh Drive, Leigh on sea

CALLING ALL FIRST TIME BUYERS: Castle Estate Agents are pleased to offer FOR SALE this well presented 2 DOUBLE BEDROOM first floor apartment set in this ideal location for LEIGH BROADWAY, CHALKWELL STATION and SEA FRONT, this property has many benefits including OWN REAR GARDEN and OFFICE.

- 2 Double bedrooms
- Separate office
- Open plan
- Bedroom 1 loft room
- Walk to Chalkwell station
- First floor apartment
- Own rear garden
- 4 Piece bathroom
- Walk to Leigh Broadway
- Walk to sea front

£240,000 Leasehold

Front aspect

Gated side access, mature shrub borders, communal hardwood front door with frosted glass insets to communal hall with own hardwood front door and original coving to:

Inner hallway

Laminated wood flooring, stairs to first floor.

First floor landing

Doors to all rooms, laminated wood flooring, original coving, picture rail, radiator, power points.

Lounge open plan to Kitchen 18'0" by 15'5" (5m 49cm x 4m 70cm)

Lounge area commences with a double glazed bay window to the front aspect and a second double glazed window to the front aspect, laminated wood flooring, picture rail, wall mounted lights, power points, tv point, telephone point, radiator, cast iron feature fire place with tiled hearth and plinth, stairs to second floor and bedroom 1, open to:

Kitchen area

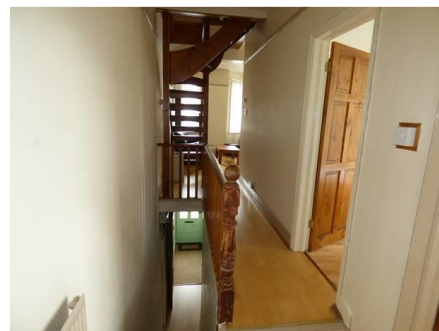
Double glazed window to the side aspect, eye level and base level units with 4 x glass display cabinets, roll top work surfaces incorporating a 1 1/4 bowl stainless steel sink and single drainer with mixer taps, space for washing machine, fridge and electric cooker, power points, tiled splash backs, laminated wood flooring, wall mounted boiler.

Bedroom 1 14'6" by 11'6" (4m 42cm x 3m 51cm)

Double glazed skylight to rear aspect, eves storage, stripped wood flooring, power points, tv point, radiator.

Bedoom 9'9" by 8'2" (2m 97cm x 2m 49cm)

Double glazed window to the rear aspect, laminated wood flooring, radiator, power points, picture rail and spot lights.



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.

Office 6'0" by 5'9" (1m 83cm x 1m 75cm)

Double glazed window to the rear aspect, laminated wood flooring, spot lights, radiator, power points.

Bathroom

4 Piece White suite comprising of a low level flush toilet, hand wash basing with mixer taps, free standing cast iron claw feet bath, shower cubicle with glass brick wall and wall mounted electric shower over, tiled splash backs, heated towel rail x 2, double glazed window to the rear aspect, spot lights and picture rail.

Rear garden

Approx 25ft by 25ft, decking area, shingled area, mature shrub borders, wood shed.



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