



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



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2017



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## Rectory Grove, Leigh on sea

TOWN CENTRE LOCATION: Castle Estate Agents are pleased to offer FOR SALE this TWO 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, OWN REAR GARDEN and is FREEHOLD.

- Two bedroom
- Own rear garden
- Freehold
- Walk to Station
- Walk to bars and restaurants
- Ground floor
- Town centre location
- Gas central heating
- Walk to sea front
- Walk to bus routes

**£209,995 Freehold**

## Front aspect

Small front garden with hardwood communal door with frosted glass insets to communal hall with laminated wood flooring, coving and own hardwood front with frosted glass inset door to:



## Hallway

Doors to room, large storage cupboard, stripped wood flooring.

## Lounge 10' 4" by 9' 3" (3m 15cm by 2m 82cm), ()

2 x Double glazed windows to the side aspect, coving, 2 x radiators, power points, tv point, stripped wood flooring.



## Kitchen 9' 3" by 6' 8" (2m 82cm by 2m 3cm), ()

Eye level and base level units, roll top work surfaces, stainless steel 1 1/4 bowl sink and single drainer with a mixer tap, electric cooker point, coving, radiator, power points, tiled flooring, tiled splash backs, wall mounted boiler, hardwood door and side panel window to the side aspect.



## Bedroom 1 14' 3" by 10' 5" (4m 34cm by 3m 18cm), Max

Double glazed boxed bay window to front aspect, radiator, power points, tv point, coving, stripped wood flooring.

## Bedroom 2 11' 3" by 8' (3m 43cm by 2m 44cm), ()

Double glazed window to side aspect, radiator, power points, coving, stripped wood flooring.

## Bathroom

3 Piece suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath, tiled walls, radiator, extractor fan, 2 x double glazed frosted window to the rear aspect.

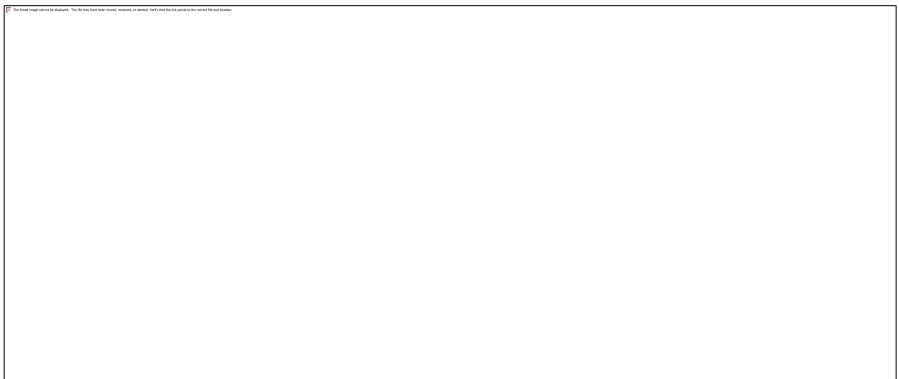


## Rear garden

Approx 25ft, gated rear access, outside tap, mature shrub borders.



*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.*



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