



TO LET

**Southsea Avenue,
Leigh-On-Sea SS9 2BJ**

£2,200 PCM Deposit Required - £2,538 Council Tax Band - D

- Four Bedroom House
- Detached
- Two Bathrooms
- Large Garden
- Ample Off Street Parking
- Double Glazed Throughout
- Cabin In Garden
- Large Living Area
- Under Going Refurbishment
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

FOUR BEDROOM DETACHED HOUSE IN A GREAT SS9 LOCATION WITH AMPLE OFF STREET PARKING. This property is currently under going redecoration but it benefits from four double bedrooms, one being on the ground floor which benefits from an en-suite shower room. There is a large garden with cabin that could be used as additional living space or would make the

perfect home office, it also benefits from a w/c. Please call the office to arrange an accompanied viewing, the affordability for this property needs to be £72,000 per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY