

**To arrange a viewing contact us
today on 01268 777400**



Tickfield Avenue, Southend-On-Sea £180,000

This charming 1-bedroom ground floor character apartment, perfectly nestled in a prime location that seamlessly combines convenience and tranquillity. Situated just a stone's throw away from Prittlewell Station, a mere 2-minute walk, this residence offers direct access to London Liverpool Street, making it an ideal haven for commuters and city enthusiasts alike. One of the standout features of this property is its private garden, a secluded oasis that extends the living space outdoors. Whether you're looking to enjoy a morning coffee, host a summer barbecue, or simply unwind surrounded by greenery, this private haven is a rare gem in a bustling city.

Convenience is key, and this property doesn't fall short. With off-street parking, you can rest easy knowing that your vehicle is secure and easily accessible. This added amenity is a valuable asset, especially in a location where parking can be a premium. The proximity to Southend high street and seafront adds an extra layer of appeal to this residence. A short stroll takes you to the heart of Southend, where you can explore a myriad of shops, restaurants, and cafes. The picturesque seafront invites you to enjoy leisurely walks along the promenade or relax on the sandy beaches, offering a perfect blend of coastal living and urban convenience.

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Front Elevation

Lounge

15'5" m x 10'2" (4.7 m x 3.1)

Bedroom One

4.7 x 3.9 (1.22m.2.13m x 0.91m.2.74m)

Kitchen

9'10" x 7'10" (3 x 2.4)

Lobby

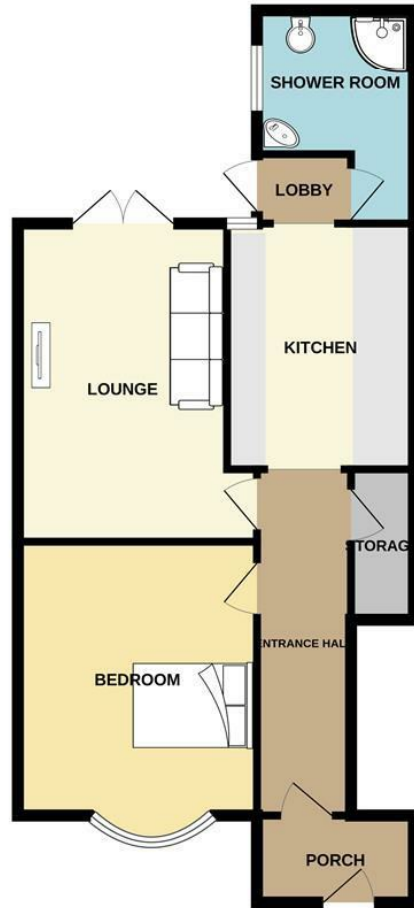
Shower Room

8'10" x 8'10" (2.7 x 2.7)

Garden

Driveway & Off Street Parking

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			



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