



South Point, 374-376 Prince Avenue, Westcliff-On-Sea, Essex, SS0 0ND  
2 bed ground floor flat / **O.I.E.O** £230,000 / t. 01702 555888

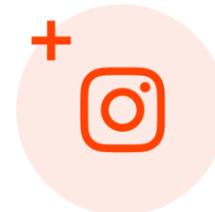
**amos**



Situated in this popular development is this spacious **two bedroom** ground floor apartment offered with no onward chain. Having large lounge/diner open plan to well fitted kitchen, generous size bedrooms, en-suite shower to master and further bathroom suite. Outside there is a large residents car park and well tended communal gardens. Also benefiting from secure entry phone system, a long lease in excess of 100 years and reasonable service charge costs.

Ideally located within easy reach of London Southend Airport, major trunks roads and mainline stations whilst also having local schools and amenities close by. Tesco's 24 hour supermarket is also within a stones throw of the development. **Viewings Advised**

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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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## Highlights

- / Spacious Two Bedroom Ground Floor Flat**
- / Large Lounge/Diner Open Plan To Kitchen**
- / En-Suite Shower Room To Master**
- / Three Piece Bathroom Suite**
- / Doors To Communal Gardens**
- / Combination Boiler**
- / No Onward Chain**
- / Residents Car Park**
- / Long Lease**
- / Reasonable Service Charges**
- / Popular Development**
- / Transport Links Close By**
- / Viewings Advised**

Secure communal entrance door leading to communal hallway, private entrance door to:

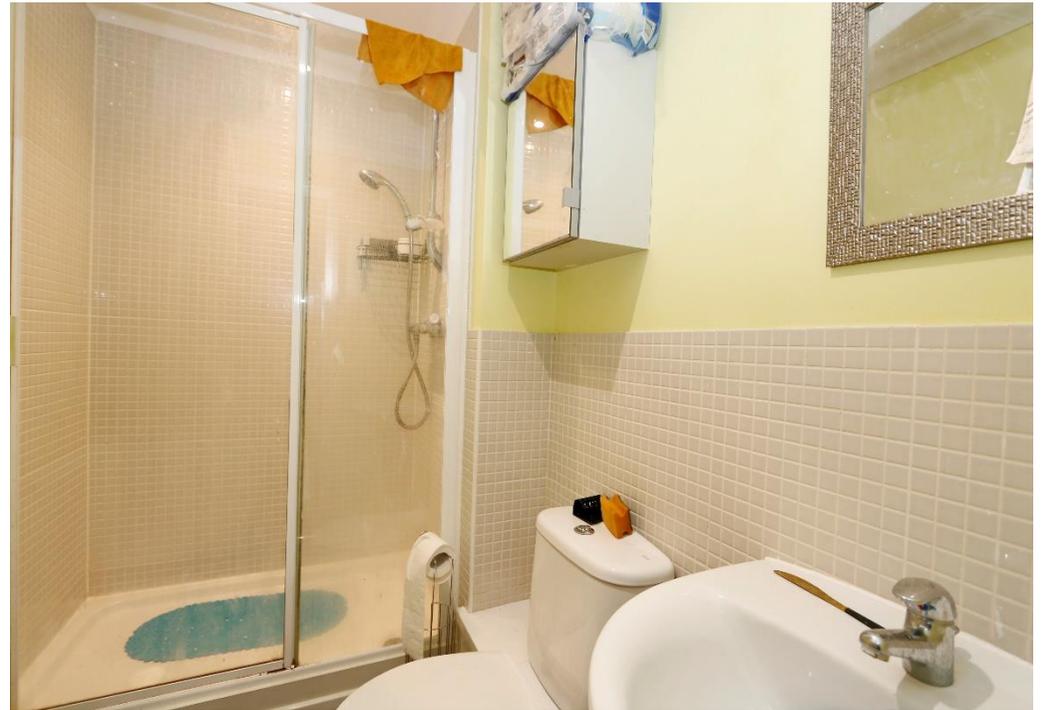
**Entrance Hall** \ Fitted carpet, wall mounted entry phone system, power points, radiator, large storage cupboard, smooth plastered and coved ceiling, thermostat control, doors to accommodation off.

**Lounge/Diner Open Plan To Kitchen 24' x 11'3** \ The lounge/diner having fitted carpet, radiator, power points, T.V point for wall mounted flatscreen television, smooth plastered and coved ceiling, wall light points, double glazed windows to rear and side. Open plan to the kitchen having stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine, integrated oven with four ring hob above and chimney style extractor over, further appliance space, under cupboard lighting, power points, extractor, smooth plastered and coved ceiling with inset spotlights, wall mounted combination boiler.

**Bedroom One 12'10 x 10'8 Plus Door Recess** \ Double glazed window to rear, fitted carpet, power points, radiator, fitted wardrobes, T.V point, smooth plastered and coved ceiling, double glazed doors opening onto communal gardens.

**En-Suite Shower Room 7'9 x 4'9** \ Three piece suite comprising shower cubicle with shower over and tiled surround, vanity wash basin with chrome mixer tap, push button w.c, radiator, tiled effect flooring, smooth plastered and coved ceiling with inset spotlights.

**Bedroom Two 9'7 x 7'2** \ Double glazed window to rear, fitted carpet, power points, radiator, smooth plastered and coved ceiling.



**Bathroom 8'2 x 7'8 Max** \ Three piece suite comprising panelled bath with chrome controls and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, push button w.c, radiator, smooth plastered and coved ceiling with inset spotlights, extractor, radiator, tiled effect flooring, half tiled to two walls.

**Outside** \ The development benefits from well tended communal gardens to the front and rear, large residents car park.

**Lease Info** \ We understand there is a lease remaining in excess of 100 years.



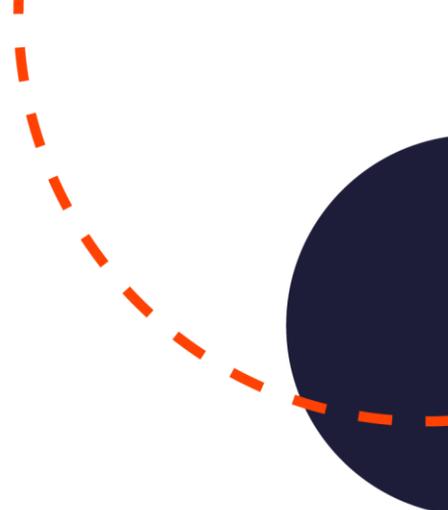
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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