



# FOR SALE

## Sweyne Avenue, Southend-On-Sea SS2 6FQ

Offers In Excess Of £155,000 Leasehold Council Tax Band - E

- One Bedroom Second Floor Flat
- Spacious Lounge Area
- Fitted Kitchen With Space For Appliances
- Three Piece Bathroom
- Central Southend Location
- One Double Bedroom
- Perfect For Investors Or First Time Buyers
- Walking Distance To Southend Victoria Station
- No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

This one bedroom flat located in central Southend-On-Sea is a must view if you are a first time buyer or looking for an investment opportunity. Offering a large lounge area, double bedroom, fitted kitchen with space for appliances and a three piece bathroom this property has great potentials to make your own.

Located on Sweyne Avenue, you are within walking distance straight into Southend high street where you have an abundance of shops, cafes and restaurants, you are also a stones throw away from Southend Victoria station where you have direct access into London Liverpool Street.

### Entrance

Phone entry system, wooden door to entrance, carpet flooring, loft access, pendant lighting.

### Lounge

Carpet flooring, electric heating system, double glazed window to side aspect, pendant lighting.

### Kitchen

Tiled effect flooring, electric heating system, base & wall units, roll top work surfaces incorporating stainless steel sink & drainer, space for appliances, space for cooker, ceiling mounted lighting.

### Bedroom

Carpet flooring, electric heating system, double glazed window to side aspect, pendant lighting.

### Bathroom

Wood effect flooring, partially tiled walls, W/C, hand basin, panelled bath with shower system over, extractor, ceiling mounted light.

### Front Of Property

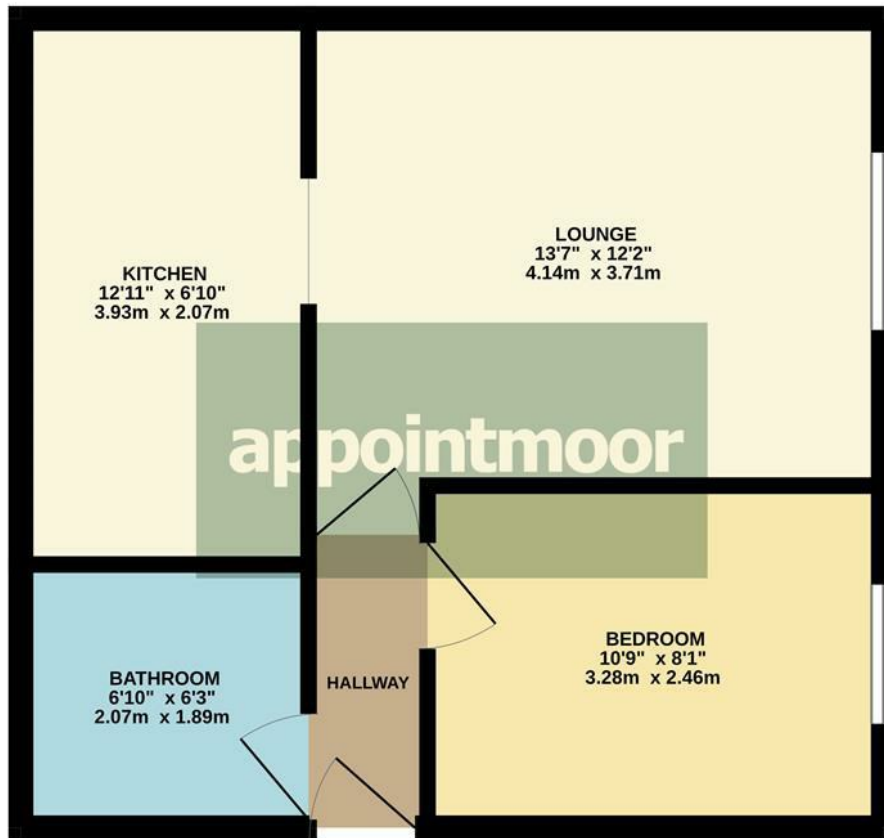
Communal access door, on street permit parking.

### Tenure

Lease Length: 151 Years Remaining  
Service Charge: £1,450 Per Annum  
No Ground Rent Charges



GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 389 sq.ft. (36.1 sq.m.) approx.

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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			64
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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