



FOR SALE

Honiton Road, Southend-On-Sea SS1 2RT

Offers In Excess Of £170,000 Freehold Council Tax Band - A

- One Bedroom First Floor Property
- Excellent Property for First Time Buyer or Investment
- Bright and Airy Throughout
- Well Presented and Ready to Move In
- One Parking Space
- Loft Space Included
- No Onward Chain
- Share of Freehold
- Walking Distance to Southend Beach and Southchurch Park
- Close to Southend East Train Station

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

appointmoor

Description

Situated on Honiton Road in Southend-On-Sea, this bright and airy first floor flat offers a share of freehold, off street parking for one car and no onward chain.

Situated in an excellent location near Southend Beach and Southend East train station provides easy access to the seaside and convenient transportation links, making daily commutes or leisurely beach strolls a breeze. Southend High

Street is also very close by, making it an easy walk to shops and local amenities.

Ideal for first-time buyers looking to step onto the property ladder or savvy investors seeking a promising opportunity, this property offers both comfort and potential. Don't miss out on the chance to make this house your home or add it to your investment portfolio.

Communal Entrance

Communal entrance lobby with stair access to first floor.

Hallway

Carpet flooring, skirting, electric radiator, pendant lighting, loft hatch and storage cupboard.

Lounge

Large lounge with a bright and airy feel, carpet flooring, electric radiator, brick feature fireplace, double glazed windows to front aspect, skirting, pendant and wall lighting.

Kitchen

Good size, functional kitchen with rolled top work surfaces, mix of base and wall mounted cupboards, electric hob with splash back, extractor, oven, sink with drainer, space for washing machine, space for fridge freezer. Double glazed window to front aspect, lino flooring, skirting, ceiling mounted lighting.

Bedroom

Large double bedroom with carpet flooring, double glazed window to rear aspect, electric radiator, pendant lighting and skirting.

Bathroom

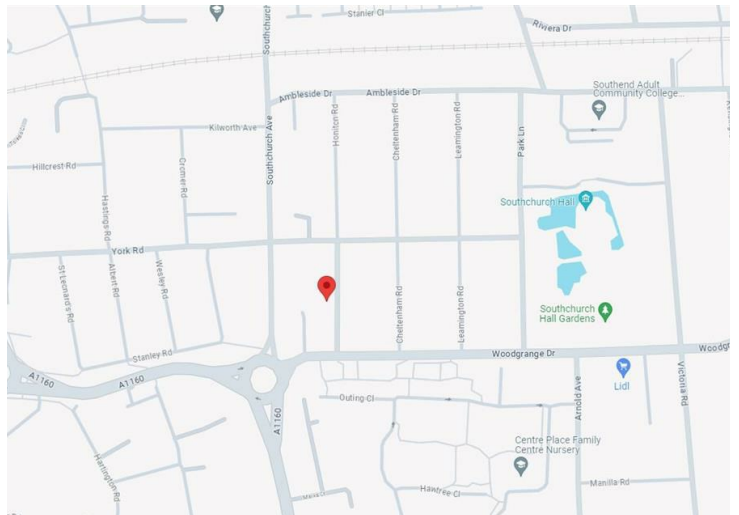
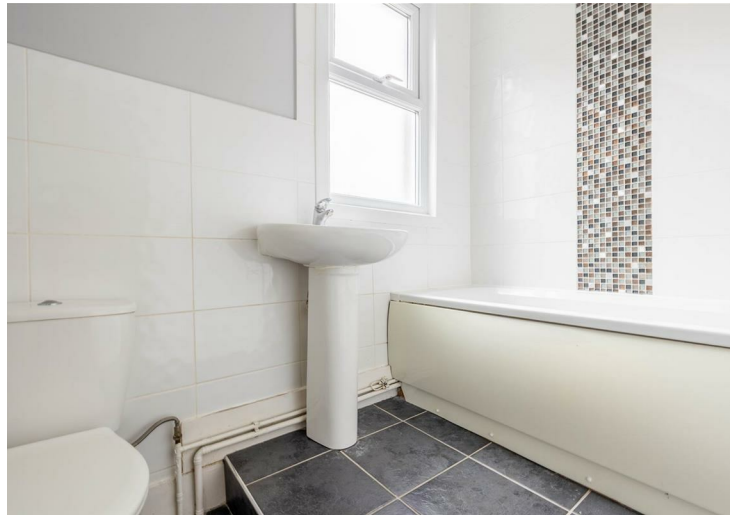
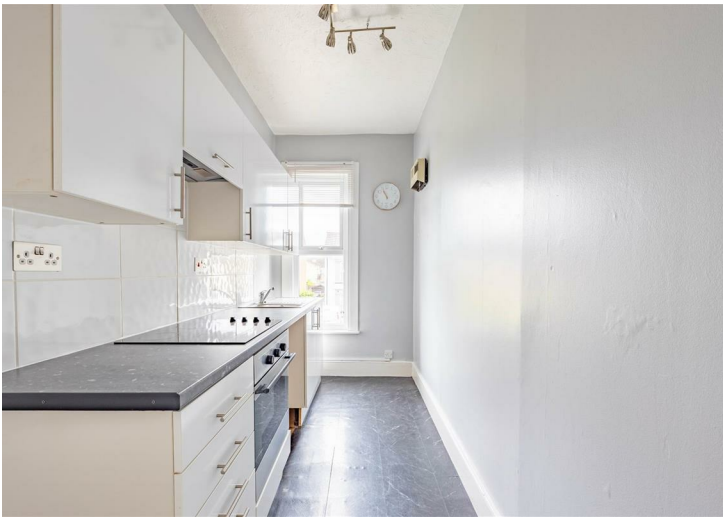
Three piece bathroom suite with tile flooring and part tiled walls. Bath with shower over, sink and toilet. Obscured double glazed window to side aspect, ceiling mounted lighting, electric heater and skirting.

Parking

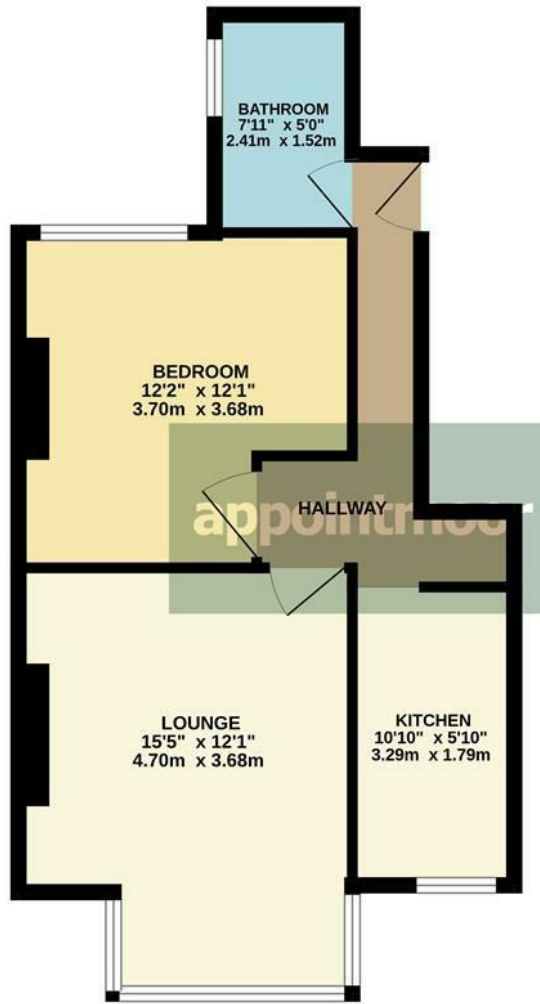
Off street parking for one car

Tenure

Share Of Freehold
152 years remaining



FIRST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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.
Made with Metropix ©2024



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		
		78
	44	
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: 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

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk



facebook.com/appointmoor



Instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor