



# FOR SALE

## Royal Terrace, Southend-On-Sea SS1 1DX

Offers In Excess Of £325,000 Share of Freehold Council Tax Band - B

- Ground Floor Split Level Apartment
- Stones Throw From Southend Seafront
- Two Double Bedrooms
- Kitchen With Integrated Appliances
- Conservation Area
- Spacious Lounge Area
- Walking Distance To Southend Highstreet
- Short Distance To Southend Central Station
- Permit Parking Available
- Own Private Entrance Door

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

**appointmoor**

## Description

Welcome to Royal Terrace, Southend-On-Sea - a charming location that could be your new home! This ground floor split-level apartment offers a fantastic opportunity to live just a stone's throw away from the beautiful Southend seafront.

With two double bedrooms, a fitted kitchen complete with integrated appliances, a spacious lounge area, and a convenient utility space, this property is perfect for those looking for comfort and style. The three-piece bathroom suite adds a touch of luxury to this lovely apartment. One of the highlights to this property is your own private entrance door, giving you that extra privacy when entering your home!

Conveniently located within walking distance to Southend Central Station and Southend High Street, you'll have easy access to transportation links and a variety of shops, restaurants, and amenities.

Don't miss out on the chance to make this wonderful apartment your new home - book a viewing today and start picturing yourself living the coastal lifestyle in Southend-On-Sea!

### Entrance

Single glazed obscure wooden door to entrance, carpet flooring, radiator, loft access, ornate cornicing, coving to ceiling, pendant lighting.

### Lounge

Carpet flooring, radiator, single glazed bay windows to front aspect, feature fireplace, ornate cornice, ceiling rose, coving to ceiling, pendant lighting.

### Kitchen

Wood effect flooring, radiator, double glazed window to rear aspect, base & wall units, solid oak worksurface incorporating sink, 4 point gas hob with extractor over, integrated oven, space and plumbing for dishwasher, integrated fridge/freezer, space and plumbing for washing machine, pendant lighting.

### Utility Room

Wood effect flooring, single glazed obscure window to side aspect, partially tiled walls, boiler.

### Bedroom 1

Carpet flooring, radiators, single glazed windows to rear aspect, ornate cornice, coving to ceiling, pendant lighting.

### Bathroom

Laminate flooring, radiator, partially tiled walls, hand basin, W/C, bath with shower system over, spotlight lighting.

### Bedroom 2

Carpet flooring, wall mounted radiator, single glazed window to front aspect, single glazed window to side aspect, ornate cornice, coving to ceiling, pendant lighting.

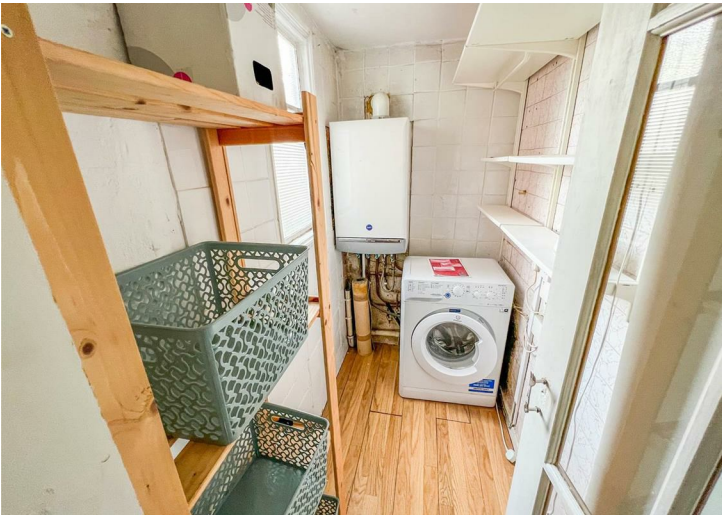
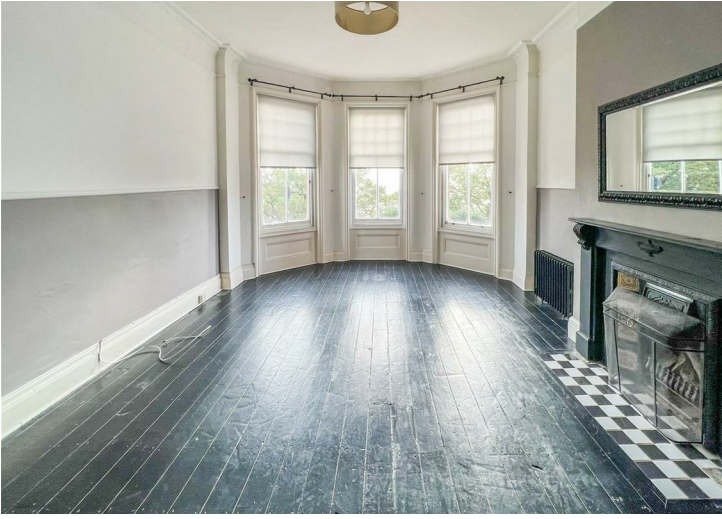
### Tenure

Share Of Freehold  
Lease Term - Approx 153 Years Remaining  
Building Insurance - Approx £387.99 including  
Ground Rent of £60.00 per annum.

### Front Of Property & Parking

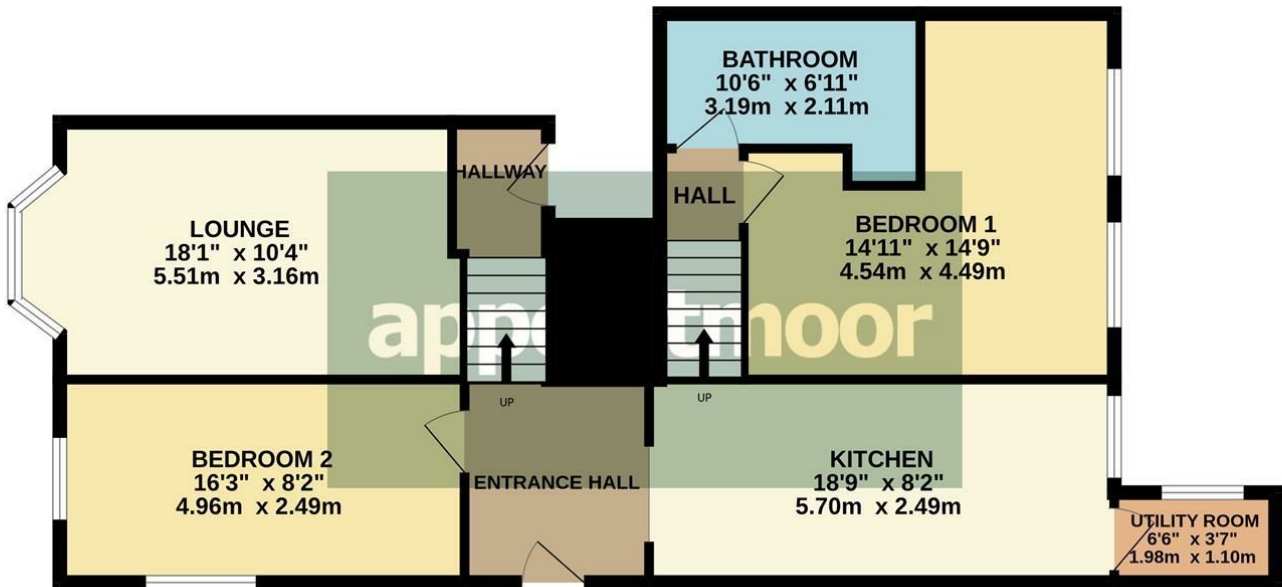
Own entrance door to property, on street permit parking.







GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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			
(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	66	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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