



# FOR SALE

## Victoria Avenue, Southend-on-Sea SS2 6DQ

Offers In Excess Of £190,000   Leasehold   Council Tax Band - B

- Second Floor One Bedroom Apartment
- Allocated Parking Space
- Remote Control Electric Heating
- Private Balcony
- Central Southend-On-Sea Location
- Lift Access to all Floors
- Bicycle Storage
- Modern Stylish Interior
- Walking Distance To Southend Victoria Station
- Close to Local Amenities

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

**appointmoor**

## Description

MAYBE YOU ARE LOOKING FOR A PRIVATE BALCONY AND ALLOCATED PARKING?

Welcome to Victoria Avenue, Southend-on-Sea - a central location for this delightful one-bedroom second-floor apartment.

Offering a stylish interior, boasting integrated appliances throughout a fitted kitchen with an open plan reception room. The bedroom offers a peaceful retreat, and a three-piece bathroom suite. Additionally, the private front-facing

balcony is a lovely spot to enjoy your morning coffee or unwind after a long day.

Conveniently located in central Southend-on-Sea, this apartment offers easy access to local amenities, shops, and restaurants. With the added benefit of an allocated parking space, you can rest assured that your vehicle is secure. Don't miss the opportunity to make this apartment your new home - a perfect blend of comfort, convenience, and modern living in a prime Southend-on-Sea location.

## Specifications

Each contemporary apartment has a white satinwood finish to woodwork & internal ladder style doors and neutral walls. Stylish laminate flooring Kronospan Vario Plus Rockford Oak to hallway, and open plan kitchen & living areas, Sky & BT Broadband outlets, TV outlets to bedrooms, polished chrome ironmongery, sockets and switches. With recessed down-lights throughout and secure thermally efficient warm core window & door systems.

Fully fitted gloss finish kitchens with self-closing cabinets and drawer units and under cabinet lighting. Integrated Hoover appliances including oven, hob & extractor, dishwasher, fridge freezer & washer/dryer. Modern luxury white bathroom suites with chrome taps & mixers, concealed cistern wall hung WC's, thermostatic showers with bath screen, designer heated towel rail and Rak Ceramics Porcelain matte finish wall and floor tiles.

### Open Plan Kitchen Lounge

19'11" x 11'8" (6.09 x 3.56)

Open plan kitchen & living area to front aspect with access out to private balcony.

### Bedroom

12'9" x 10'9" (3.89 x 3.30)

Carpet flooring, electric radiator, double glazed window to front aspect, spotlight lighting.

### Bathroom

6'6" x 5'6" (1.98m x 1.68m)

Contemporary three piece bathroom suite.

### Balcony & Parking

Private balcony to front aspect with decking and steel and glass balustrade.

### Tenure

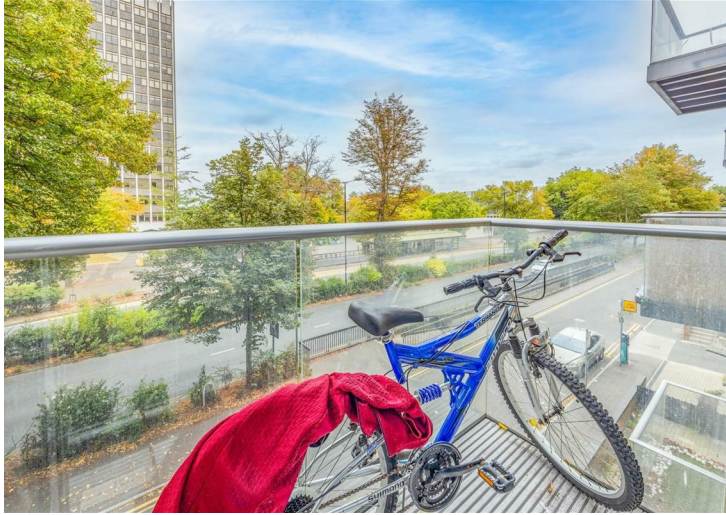
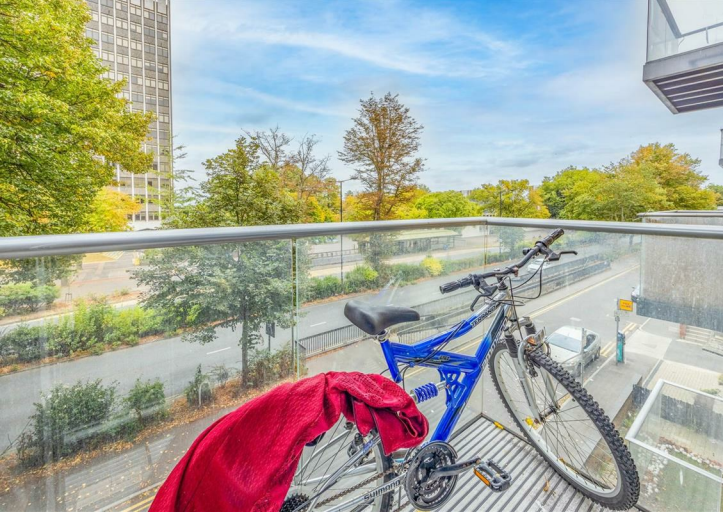
Leasehold

118 years remaining

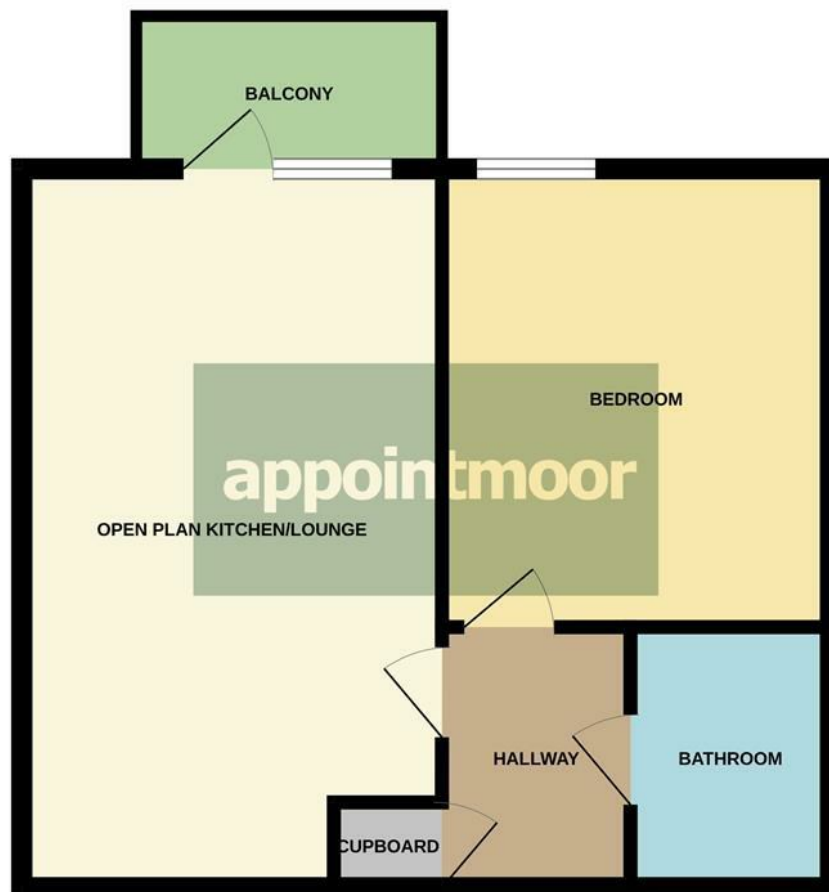
Ground Rent - £250 per annum

Service Charge - £1,500 approx per annum





## SECOND 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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