



# FOR SALE

**Boscombe Road,  
Southend-On-Sea SS2 4JP**

Guide Price £220,000   Share of Freehold   Council Tax Band - A   645.84 sq ft

- Two Bedroom First Floor Apartment
- Share Of Freehold
- Large Lounge Area
- Original Character Features
- Three Piece Bathroom
- Fitted Kitchen With Space For Appliances
- Walking Distance To Southend East Station
- Close To High Street
- Local Amenities Nearby
- Perfect For First Time Buyer Or Property Investor

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

**appointmoor**

## Description

IS A SHARE OF THE FREEHOLD IMPORTANT TO YOU?

\*GUIDE PRICE £220,000 - £240,000\*We are pleased to bring to market Boscombe Road, a beautiful two bedroom first floor apartment which is spacious throughout and in great condition. This opportunity is perfect for a first time buyer or property investor looking for a new property to add to your portfolio.

With a spacious lounge, fitted kitchen with space for appliances, two bedrooms and a three piece bathroom suite

you are not sure of space within this home! Having original character features including beautiful feature fireplaces and picture rails you have a gorgeous interior with little need to renovate.

Situated off Bournemouth Park Road, you are within a short walk to Southchurch Road which offers a range of local amenities and also within walking distance to Southend East Station taking you directly into London Fenchurch Street.

### Entrance Hall

16'7 x 2'6 (5.05m x 0.76m)

Single glazed glass stained Communal wooden door, single glazed wooden door to private entrance, carpet flooring, radiator, picture rail, loft access, pendant lighting.

### Lounge

15'5 x 12'2 (4.70m x 3.71m)

Carpet flooring, radiator, single glazed bay window to front aspect, feature fireplace, picture rail, pendant lighting.

### Kitchen

13'11 x 8'6 (4.24m x 2.59m)

Wooden flooring, radiator, double glazed window to rear aspect, base and wall units, rolltop worksurface incorporating stainless steel sink & drainer, integrated oven, 4 point gas hob, space for fridge/freezer, space and plumbing for washing machine, partially tiled splashback, ceiling mounted lighting.

### Bedroom 1

13'3 x 11'6 (4.04m x 3.51m)

Carpet flooring, radiator, double glazed window to rear aspect, feature fireplace, picture rail, storage cupboard, pendant lighting.

### Bedroom 2

8'7 x 8'5 (2.62m x 2.57m)

Carpet flooring, radiator, single glazed window to front aspect, picture rail, pendant lighting.

### Bathroom

8'5 x 6'3 (2.57m x 1.91m)

Wooden flooring, radiator, partially tiled walls, double glazed obscure window to rear aspect, panelled bath with shower system over, W/C, hand basin, ceiling mounted lighting.

### Front Of Property & Parking

Concrete pathway leading to communal entrance door, on street parking.

### Tenure

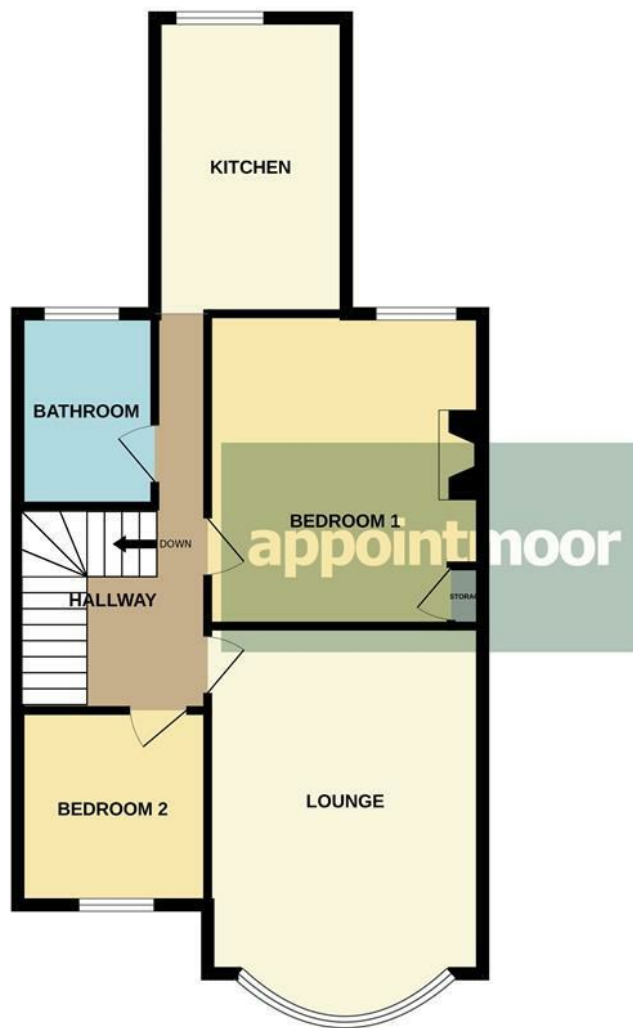
Share Of Freehold (with behind lease of 80 years)

No ground rent or service charge

Maintenance will be split with downstairs apartment as and when needed.







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 5/2025



## 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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**Appointmoor Sales** 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)