



FOR SALE

**Brunswick Road,
Southend-On-Sea SS1 2UL**

Fixed Asking Price £230,000 Freehold Council Tax Band - A

1  1  1  538.00 sq ft

- Ground Floor Flat With Large Rear Garden
- Charming Lounge Featuring Ornamental Fireplace
- Contemporary Kitchen With Integrated Appliances
- Private Large Rear Garden With Side Access
- Stylish Bathroom With Bath And Overhead Shower
- Double Bedroom With Recess Space For Wardrobes
- Ideal Location Near Southend East Train Station For Commuting
- Direct Garden Access From Kitchen And Bedroom
- Close To Park, Seafront, Shops, And Amenities
- 100% of the Freehold

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

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Description

A charming ground floor one bedroom flat in a central location. Featuring a delightful lounge, complete with an elegant ornamental fireplace, a stylish kitchen, equipped with integrated appliances, seamlessly connects to the rear garden and through to the modern bathroom. A generously sized double bedroom offers comfort and flexibility with double doors that invite the outdoors in.

The home is introduced by a well-presented gravelled front garden, framed by mature shrubs for added privacy. A paved path guides you to the shared front entrance, where individual doors lead to each flat. At the rear, the expansive private garden is a rare find, offering significant potential for landscaping, entertaining, or tranquil outdoor living, all with the added benefit of side access.

Ideally positioned for both convenience and leisure, the property lies just moments from Southend East train station, making commuting a breeze. Spend weekends meandering around the scenic Southchurch Park or enjoying sun-soaked days along the vibrant Southend seafront. With an abundance of restaurants, supermarkets, and local amenities nearby, everything you need is right on your doorstep.

Measurements

Lounge

16'0 into bay x 11'5 x 12'8 into recess (4.88m into bay x 3.50m x 3.87m into recess)

Hallway

10'4 x 2'5 < 4'11 (3.15m x 0.74m < 1.52m)

Bedroom

13'5 x 8'8 x 9'11 into recess (4.11m x 2.66m x 3.04m into recess)

Kitchen

10'5 x 8'2 (3.19m x 2.51m)

Bathroom

6'4 x 5'7 (1.95m x 1.72m)

Interior

A charming ground floor flat begins with a hallway leading to the left into the inviting lounge, featuring an attractive ornamental fireplace, offering a focal point for stylish relaxation. The contemporary kitchen boasts integrated appliances and opens into the rear garden, creating a seamless indoor-outdoor flow. A doorway from the kitchen leads to a modern bathroom, finished with a full-size bath, overhead shower, and chic fittings. Completing the home is the double bedroom, with space for dual wardrobe recesses, and beautiful French doors that open directly onto the garden – the perfect morning retreat.

Exterior

The exterior of this property is equally as welcoming, beginning with a charming gravelled front garden, balanced by a lush lawn, bordered with mature shrubs that provide natural screening and privacy. A shared front entrance leads to two private flats,

preserving a sense of individuality within a communal setting. To the rear, a large and private garden offers endless possibilities – whether you envision alfresco dining areas or want to try your hand at filling the space with colourful florals, there is plenty of space to use. Side access adds practicality to this outdoor haven, making garden upkeep or entertaining a breeze.

Location

Situated in a prime location that offers the best of Southend's lifestyle, this property places everything within reach. For commuters, Southend East train station is just a short walk away, providing direct links into London and beyond. Nature lovers will appreciate the proximity to Southchurch Park, known for its picturesque pond and serene walks. And when it's time for fun and relaxation, the seafront beckons – complete with sandy beaches, amusements, and a vibrant dining scene. Local shops, supermarkets, and eateries round out this location's unbeatable convenience.

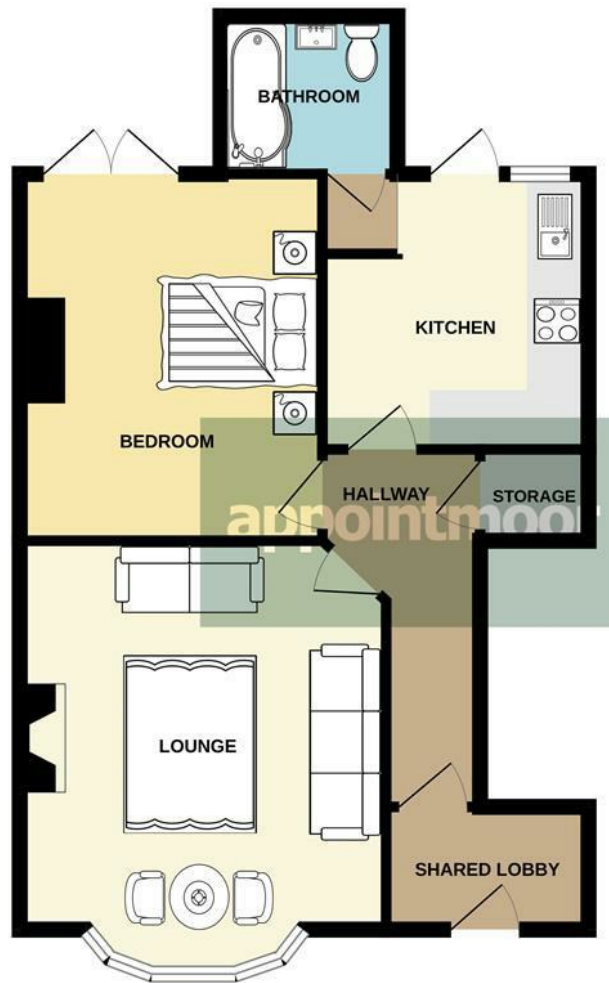
Tenure

100% of the Freehold, including the lease of the first floor flat above.





GROUND 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) 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	

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	

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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



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