



# FOR SALE

## Lundy Close, Southend-On-Sea SS2 6HA

Asking Price £220,000 Leasehold Council Tax Band - B

2  1  1  581.25 sq ft

- Spacious Ground Floor Two Bedroom Flat
- Light-Filled Lounge With Space For Dining
- Double Bedroom With Remote-Controlled Electronic Blinds
- Private Fenced Rear Garden With Lawn And Paved Area
- Contemporary Shower Room With Corner Shower
- External Shed For Additional Storage
- Generous Hallway And Storage Spaces
- Versatile Second Bedroom With Garden Access
- Communal And Roadside Parking Available
- Quiet Cul-De-Sac Location Near Shops, Parks, Train Station And A127

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

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## Description

Bright, spacious, and thoughtfully laid out, this ground floor purpose built flat with no chain offers stylish comfort and versatility. With two bedrooms, a welcoming lounge, and a charming kitchen space, the home also boasts generous storage and modern conveniences, including remote-controlled blinds in the first bedroom, all enhanced by a flow that supports everyday living and quiet retreat in equal measure.

Enjoy the rare luxury of a private garden with both lawn and paved areas, ideal for relaxation or entertaining. With secure gated access, a practical storage shed, the home blends comfort with convenience. Communal and roadside parking complete the package for both residents and guests.

Perfectly positioned in a peaceful cul-de-sac, this home is moments from major commuter routes, public transport, the A127 and a variety of retail and leisure options. Whether it's a stroll through the country park, a night out at a local eatery, or a stress-free commute, this location delivers both tranquillity and connectivity.

### Measurements

Hallway  
11'3 x 4'8 (3.45m x 1.43m)  
Lounge  
14'1 x 10'2 (4.30m x 3.12m)  
Kitchen  
12'2 x 7'5 (3.71m x 2.27m)  
Shower Room  
5'6 x 5'11 (1.69m x 1.81m)  
Bedroom 1  
9'6 x 12'3 (2.91m x 3.75m)  
Bedroom 2  
6'2 x 8'9 (1.88m x 2.69m)

### Interior

Step into a beautifully bright and spacious ground floor flat that you would be happy to call home. Upon entering, a generous hallway creates a warm welcome, with rooms thoughtfully positioned for ease and flow. The first room on the left, a sleek shower room, offers a corner shower, W/C and hand basin — finished with clean, contemporary tiling. Next along, discover bedroom two, a versatile space that could function perfectly as a child's bedroom, cosy nursery, or even a home office, complete with direct access to the private rear garden. Further along the hallway lies the spacious double bedroom 1, a tranquil retreat featuring ample space for wardrobes and the luxury of remote controlled electronic blinds, offering privacy at the touch of a button. The heart of the home is the inviting lounge, a generously sized space with room for both relaxed living and dining, enhanced by natural light. The adjacent kitchen is both charming and practical, featuring stylish slate flooring, wooden worktops and L-shaped cabinetry, with room for a small seating nook, perfect for informal breakfasts or coffee breaks. An internal storage room and additional hallway cupboard complete the picture, providing exceptional storage and helping keep the home impeccably organised.

### Exterior

This spacious flat has flexible entry from the communal car park and roadside or pathway from the front. One of the standout features is the private rear garden, a rare find in properties of this kind. A paved area and lawn with mature shrubbery create a peaceful, green space. Gated access leads conveniently out onto external pathways allowing for practical flow for daily living. An outdoor shed provides essential storage for tools or garden furniture. Communal and roadside parking options

ensure guests and residents alike enjoy stress-free arrivals.

### Location

Tucked away in a peaceful residential close, this property promises a quiet and serene lifestyle while remaining exceptionally well connected. The nearby A127 offers swift access for commuters and day-trippers alike, while Southend Airport train station is just a short distance away, making travel effortless. Retail parks, supermarkets, restaurants and pubs are all within close reach — perfect for busy lives or spontaneous nights out. For nature lovers, the beautiful Cherry Orchard Jubilee Country Park is a short drive away, ideal for morning dog walks, weekend picnics or a calming escape into nature. For coastal amenities and fun days out at the amusements, Southend seafront is at your disposal. An added benefit with Southend Hospital being a short drive away for NHS workers looking for a residence close by.

### School Catchments

Heycroft Primary School  
The Eastwood Academy

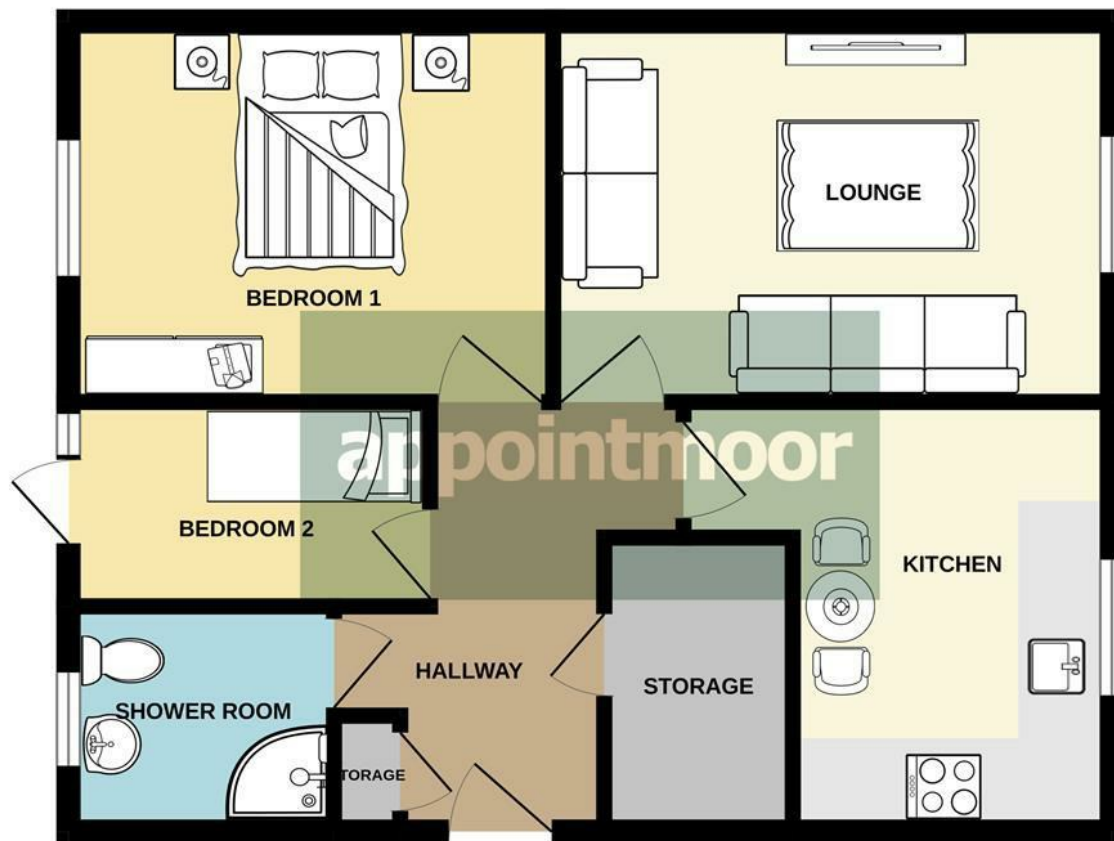
### Tenure

Leasehold: 88 years remaining  
Annual service charge including ground rent and building insurance: £941.58





# 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 <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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