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40 Clarence Street,  
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

[www.sorrellproperty.co.uk](http://www.sorrellproperty.co.uk)



£175,000

5a Bournemouth Park Road, Southend-On-Sea, SS2 5JQ

## 5a Bournemouth Park Road, Southend-On-Sea, SS2 5JQ

Being situated in a central location, convenient for town centre and seafront is this spacious first floor flat offering two double bedrooms and no onward chain. The property benefits from full double glazing and gas central heating and comes with a new 125 year lease and a nil ground rent.

Upvc door to communal lobby. Personal door to,

### Entrance lobby

stairs for first floor landing which is carpeted, wallpapered walls, fitted cupboard, doors off onto,

### Lounge

15'1 to bay x 17'1 max (4.60m to bay x 5.21m max)  
Double glazed bay window to front, further double glazed window to front, carpeted, wallpapered walls, fire surround, picture rail, coved ceiling, radiator.

### Kitchen

7'1 x 8'1 (2.16m x 2.46m)  
Double glazed window to side, cupboard and draw base units, eye level wall cupboards, stainless steel sink unit with single bowl single drainer, vinyl flooring, wall mounted boiler serving gas central heating and domestic hot water system.

### Bedroom One

12 x 11 to alcove (3.66m x 3.35m to alcove)  
Double glazed window to rear, carpeted, wallpapered walls, picture rail, radiator.

### Bedroom Two

12'1 max x 11'1 (3.68m max x 3.38m)  
Double glazed windows to rear, double glazed door to rear fire escape, carpeted, wallpapered walls, radiator.

### Bathroom/wc

8 max x 8 max (2.44m max x 2.44m max)

Opaque double glazed windows to side, panelled bath, pedestal wash hand basin, low level w/c, built in cupboard, extractor, radiator, vinyl flooring.

