



established 1919



Chartered Surveyors
Residential Sales + Lettings
Commercial Sales + Lettings
Property Management
Surveys + Professional

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

t: 01702 433663

e: residential@sorrellproperty.co.uk

www.sorrellproperty.co.uk



Flat 3, 23 Cambridge Road, Southend-On-Sea, SS1 1ET

£325,000

Being offered with no onward chain is this well maintained second floor apartment located in the sought after Clifftown conservation area, with just a short walk to Prittlewell Square gardens, bowling green and Southend City centre. The property offers spacious accommodation throughout including two double bedrooms and a good size lounge/diner and coming with the whole of front and rear gardens which includes a spacious garage/workshop to rear.

Steps up to communal entrance front door opening to communal entrance lobby with personal door to lobby and stairs to:

Split level entrance hallway

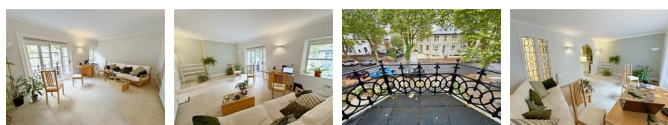
Dado rail, radiator, wall lights, wall mounted thermostat, access to loft, doors off onto;

Kitchen breakfast room 12'4" x 10'9" (3.77 x 3.28)



Fitted with ample cupboard and draw base units and eye level wall cupboards with rolled top work surfaces and tiled splash backs, built in upright oven and grill, built in five ring gas hob, stainless steel sink unit with one and a half bowl, single drainer and mixer tap, recess and plumbing for washing machine, space for under counter fridge and freezer, cupboard housing boiler, vinyl flooring, smooth plastered walls, recessed spotlights, access through to;

Lounge/diner 18'7" x 11'10" (5.67 x 3.62)



Double doors leading to South facing balcony, windows to front, carpeted, smooth plastered walls to coved ceiling, radiator, wall lights, opaque leadlite window to hallway;

Bedroom One 14'11" max x 12'6" (4.56 max x 3.82)



Upvc double glazed sash windows to rear bay, fire surround with tiled hearth, carpeted, smooth plastered walls, radiator, picture rail, ceiling rose:

Bedroom Two 12'11" to alcove x 11'5" to bay (3.94 to alcove x 3.50 to bay)



Carpeted, smooth plastered walls, picture rail, radiator, double glazed door and windows leading to balcony with stairs down to own rear garden

Bathroom/wc 8'9" x 5'1" (2.69 x 1.56)

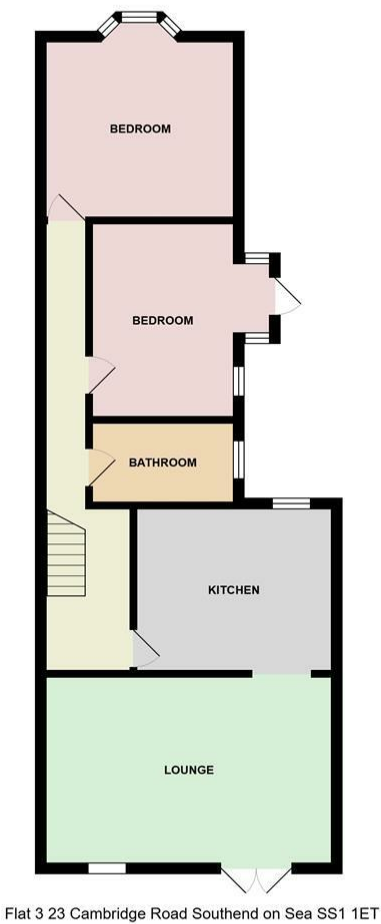


White suite consisting panelled bath with telephone style mixer tap shower screen, closed coupled wc, pedestal wash hand basin, tiled flooring and walls, heated towel rail, opaque double glazed window to side, recessed spotlights, further access to loft

Externally

Whole of front and rear gardens incorporating a spacious garage 5.93m x 4.90m with lighting and power and electric up and over door giving restricted access to rear.

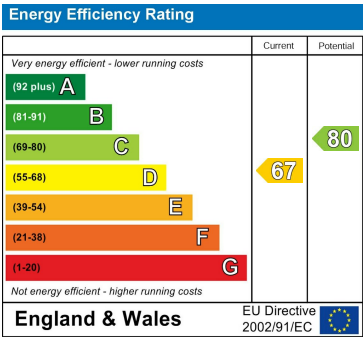
Floor Plan



Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.