



\* ALLOCATED PARKING SPACE - NEW LEASE ON COMPLETION AND SOLD WITH NO ONWARD CHAIN \* Two double bedroom first floor apartment positioned within easy reach of the bustling Southend High Street and the picturesque Southend Seafront. Within walking distance of the apartment are train stations providing direct access into Central London, whilst the nearby Southend Bus Station connects the home with local towns. Shops and restaurants are easily accessible from the property.

- No Onward Chain
- First Floor Flat
- Dual Aspect Lounge
- Sold with no onward chain
- Double Glazing
- New Lease on Completion
- Two Double Bedrooms
- Modern Kitchen
- Off-Street Parking to the Rear
- Gas Central Heating

**Park Road**  
**Westcliff-on-Sea**  
**£200,000**



# Park Road



Bear Estate Agents are pleased to market for sale with no onward chain and a new lease on completion, this two bedroom first floor flat. The flat has been presented to a good standard throughout, offering a dual aspect lounge, a modern fitted kitchen, two bedrooms and a three piece bathroom. Externally, you will find one off-street parking space to the rear.

The location of the flat provides a central hub for commuters with convenient access to major rail links to London, bus connection, London Road and the A127 within easy reach. The immediate area boasts shops and eateries, with the picturesque seafront just a short walk away. The property will benefit from a new lease of 152 years on completion of sale.

## **Two Bedroom First Floor Flat**

### **Entrance Hall**

### **Lounge**

13'10 x 13'4

### **Kitchen**

7'10 x 6'10

### **Bedroom One**

### **Bedroom Two**

10'9 x 9'1

### **Three Piece Bathroom**

9'6 x 3'11

### **Off-Street Parking**

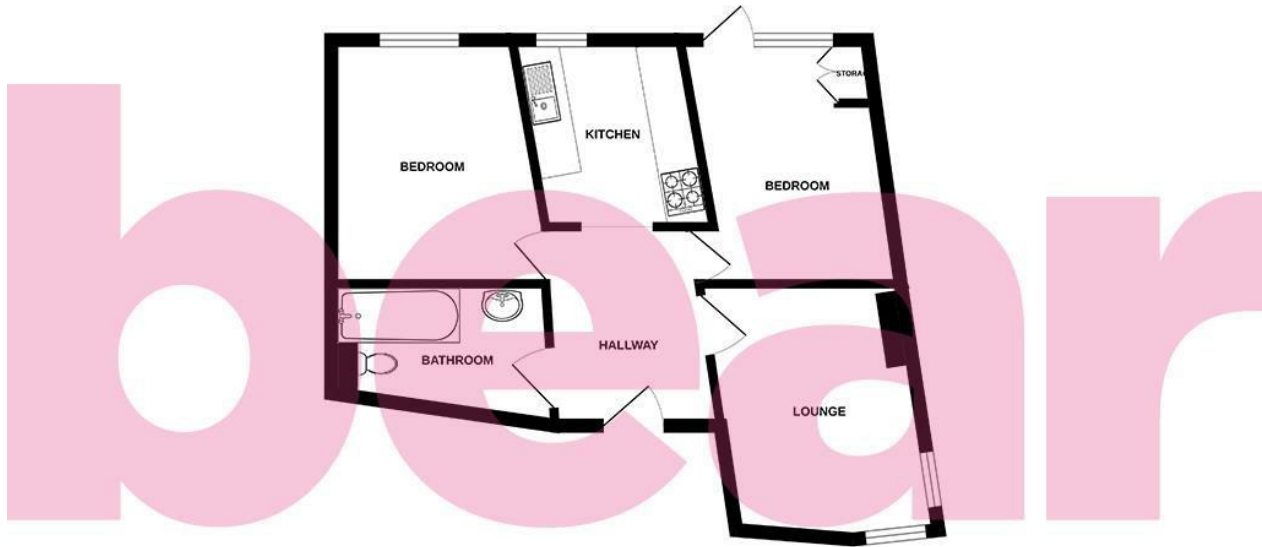
There is an allocated parking space with this property to the rear.





## Floor Plan

404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA - 404 sq ft (37.5 sqm) approx.  
 While 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 we accept no liability for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any professional guidance. The accuracy, reliability and appropriateness of the information should not be relied upon by any person. All figures are approximate and may vary without notice. Beare & Partners LLP 2024

## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

