

# bear

*Estate Agents*



\* COMPLETE ONWARD CHAIN \* £165,000 - £175,000 \* Bear Estate Agents are excited to bring this beautifully presented one double bedroom ground-floor flat to the market. This property is positioned in a convenient Southend location, within walking distance of the Greyhound Retail Park, bus links and train lines providing direct access into Central London. Also within easy reach is Southend High Street and an array of shops. Benefitting from good sized living accommodation and direct access to a fantastic rear garden.

- Stylish one double bedroom flat
- Sizeable outhouse
- Good sized double bedroom
- Positioned close to a wealth of travel links
- Close to City Centre
- Direct access to a large rear garden (approx 50')
- Beautiful bay-fronted lounge
- Double glazing and gas central heating
- Walking distance of Greyhound retail park
- Fantastic first time purchase

## Sutton Road

Southend-on-Sea

**£165,000**

Price Guide



# Sutton Road



## **(Paragraph)**

Internally the property offers a wealth of character and stylish interiors. A wonderful bay-fronted lounge sits to the front of the property and provides access to an inner hallway, which in turn leads to a good sized double bedroom. A sizeable kitchen sits to the rear, providing access to a stylish shower room and the rear garden. The rear is East facing and is of a fantastic size, benefitting from rear access and a sizeable outhouse. All first time buyers are highly encouraged to view at their earliest convenience.

## **Lounge**

15'9 x 13'1

## **Bedroom**

13'3 x 11'0

## **Kitchen**

10'2 x 8'11

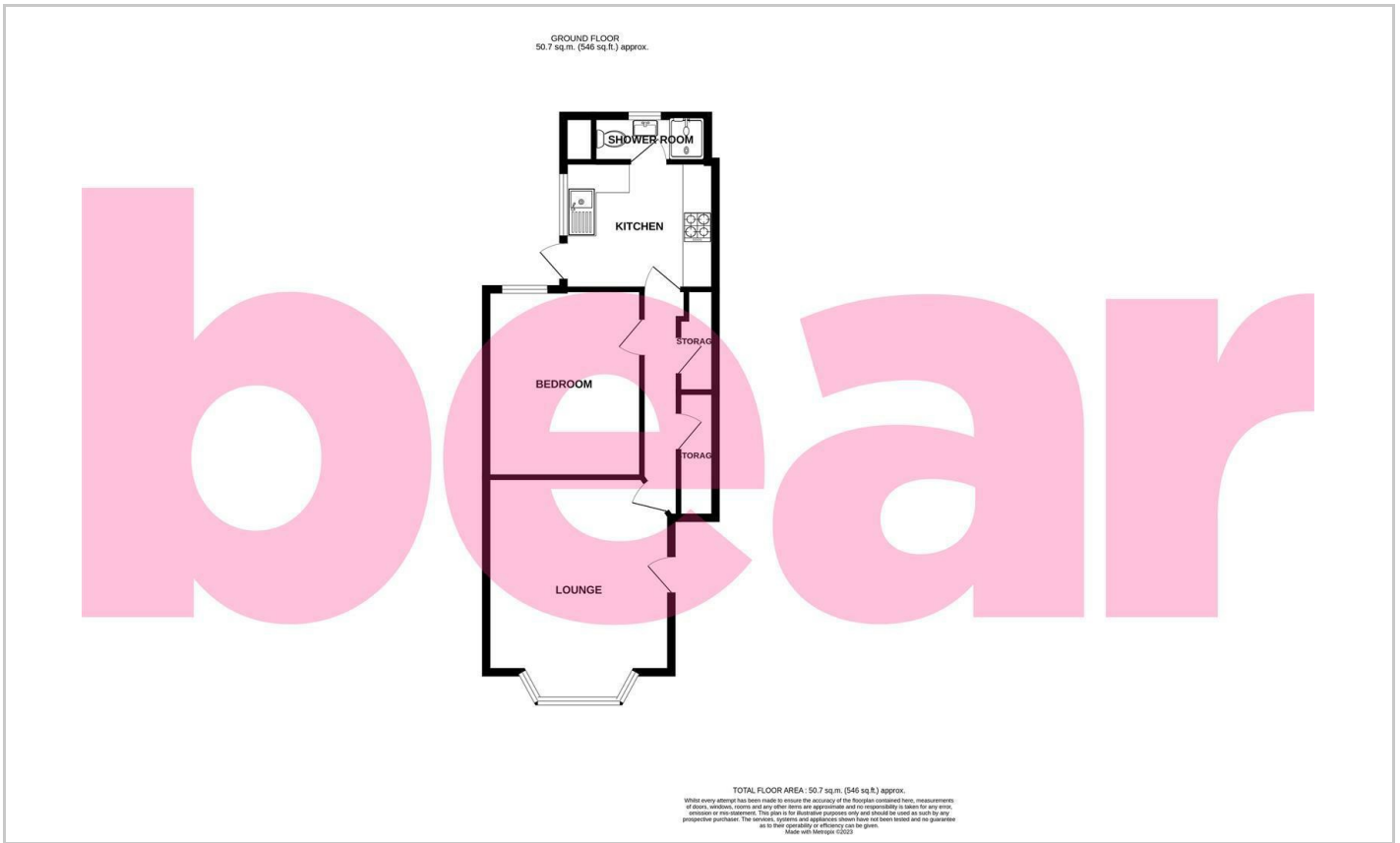
## **Shower Room**

## **Storage**

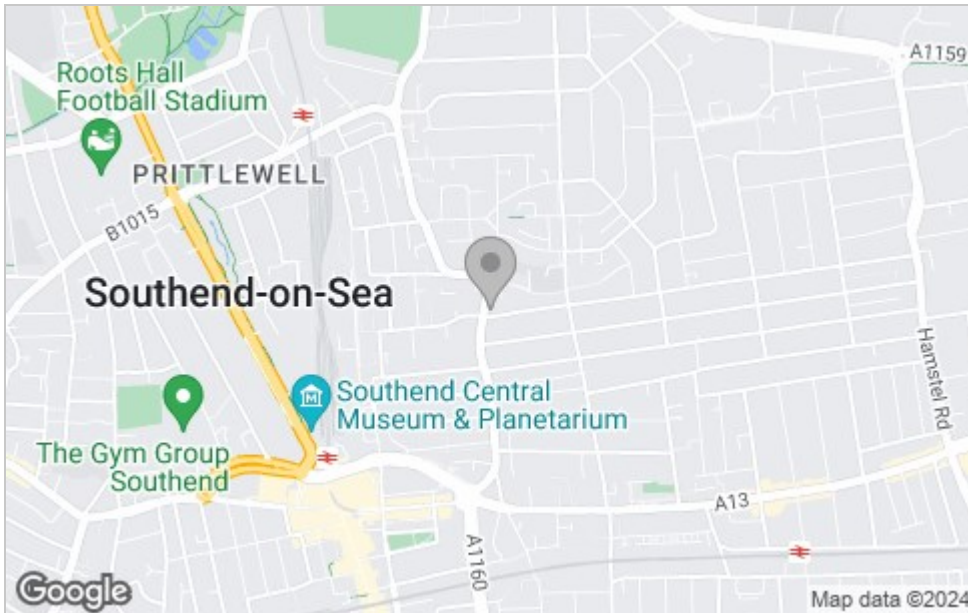
## **Private Rear Garden**



# Floor Plan



# 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

