



\* £230,000 - £240,000 \* No Onward Chain \* Two double bedroom flat in Southend-on-Sea boasting a long lease, open plan living, two bathrooms, residents lift and off-street parking in an underground residents car park. Positioned within easy reach of Prittlewell Train Station, excellent amenities and the seafront.

- Second Floor Flat with 118 Year Lease
- Stylish Modern Interior
- Sizeable Open Plan Living Area with Integrated Kitchen
- Two Double Bedrooms and Plenty of Storage
- Three Piece Bathroom and En-Suite Shower Room
- Off-Street Parking in a Residents Car Park
- Double Glazing and Gas Central Heating
- Walking Distance to Bus Links and Prittlewell Train Station
- Close to Southend High Street
- Perfect for First Time Buyers

## Sutton Road

Southend-on-Sea

**£230,000**

Price Guide



# Sutton Road



This modern flat is located in a popular development which offers access to a wealth of fantastic amenities. Southend Town Centre is within close proximity, whilst Prittlewell Train Station is a short walk away, offering direct access to London. Local bus links are also close to hand, as well as popular shops and eateries. Southend seafront which stretches across seven miles is within the area and provides access to further amenities. The location of the property is ideal for commuters.

The flat has been beautifully presented throughout with modern living accommodation. The heart can be found in the larger than average open plan kitchen/living area, which has patio doors and a stylish integrated kitchen area. Further accommodation includes two large double bedrooms, an en-suite shower room plus built-in wardrobes to the master bedroom and a three piece bathroom. Extras include an extensive 121 year lease and allocated off-street parking in a secure underground residents car park.

## Two Bedroom Second Floor Flat

### Entrance Hall

### Kitchen/Living Room

26'0" > 19'1" x 11'2" > 8'3"

### Bedroom One

10'3" x 9'5"

### En-Suite Shower Room

7'4" x 6'6"

### Bedroom Two

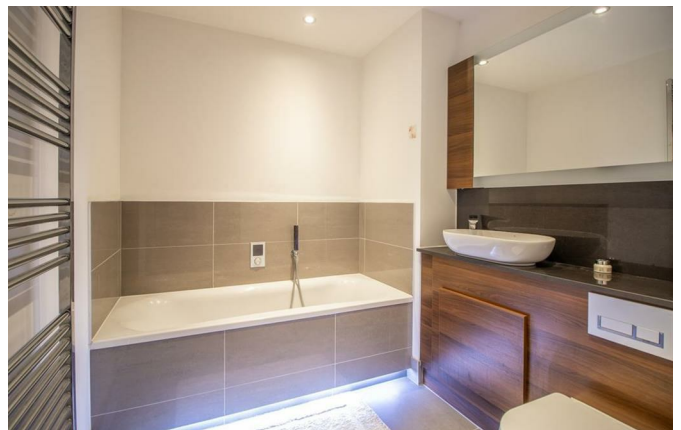
11'4" x 6'6"

### Bathroom

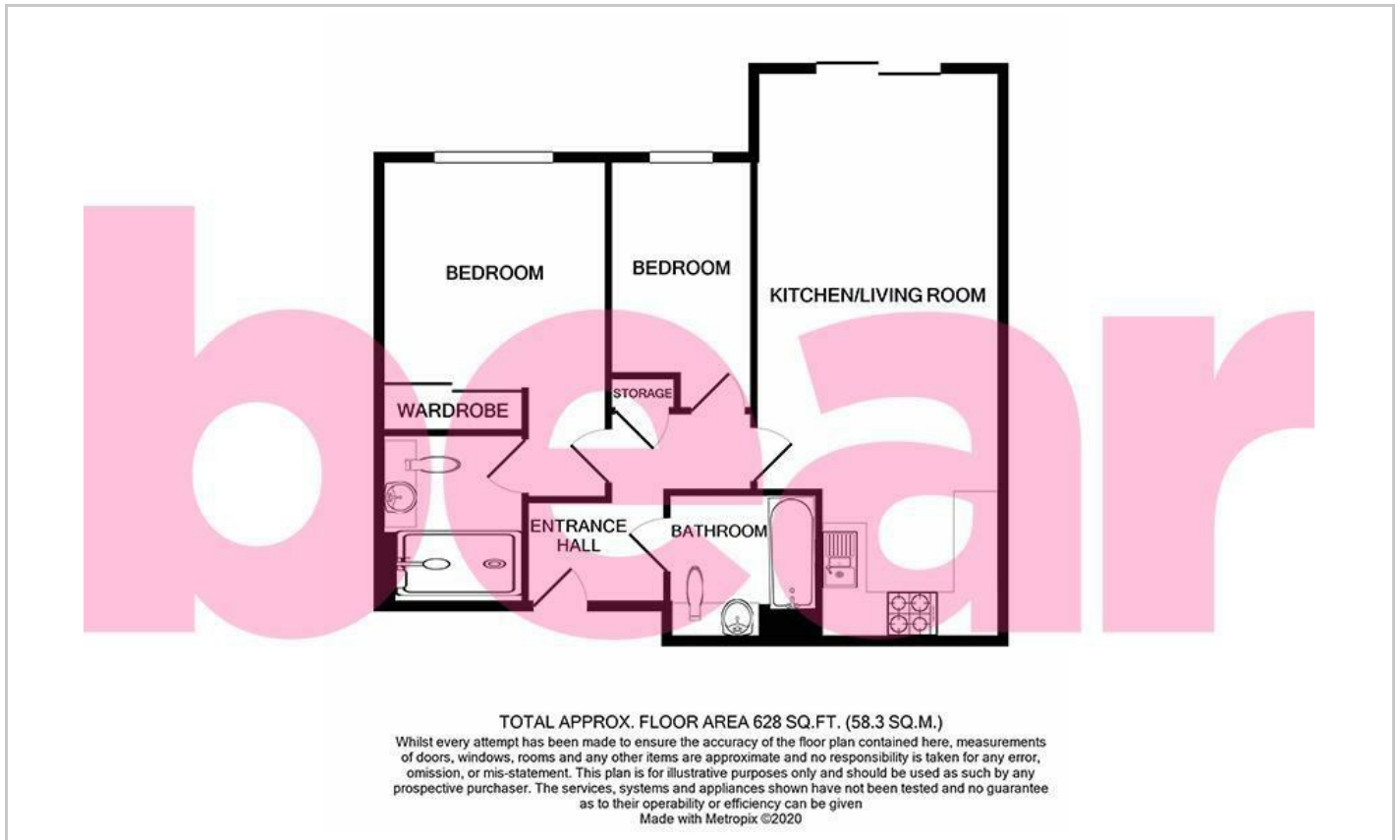
7'4" x 6'6"

### Off-Street Parking

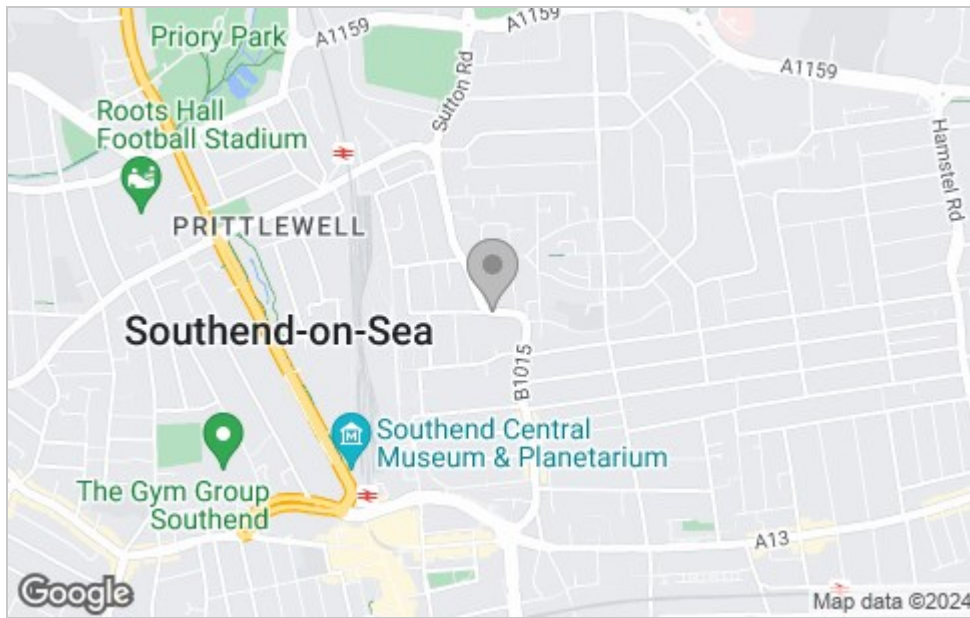




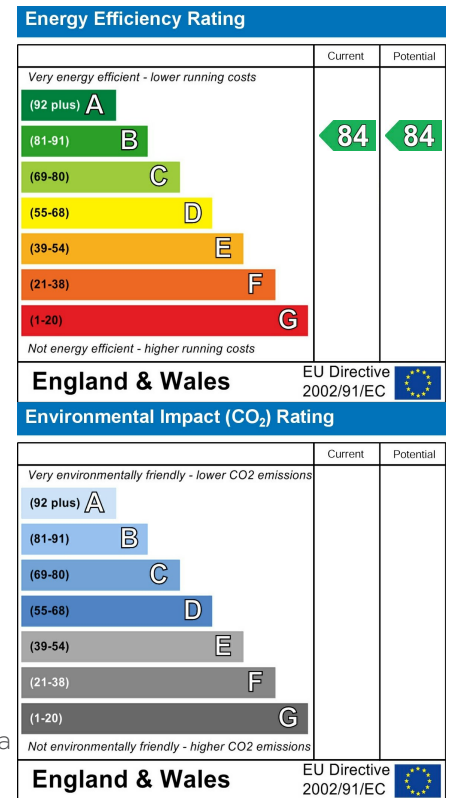
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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