



Two double bedroom second floor flat boasting a private south facing balcony with views across the Thames Estuary. Accommodates a spacious lounge and kitchen, plenty of storage space, two bathrooms, off-street parking and a garage. Perfectly positioned along the seafront, close to Southchurch Park and amenities.

- Second Floor Seafront Flat
- Sizeable Lounge
- South Facing Balcony with Sea Views
- Well Presented Kitchen
- Two Double Bedrooms
- Ensuite Shower Room to the Master Bedroom
- Three Piece Bathroom
- Off-Street Parking for One Vehicle
- Garage
- Double Glazing and Gas Central Heating

Eastern Esplanade

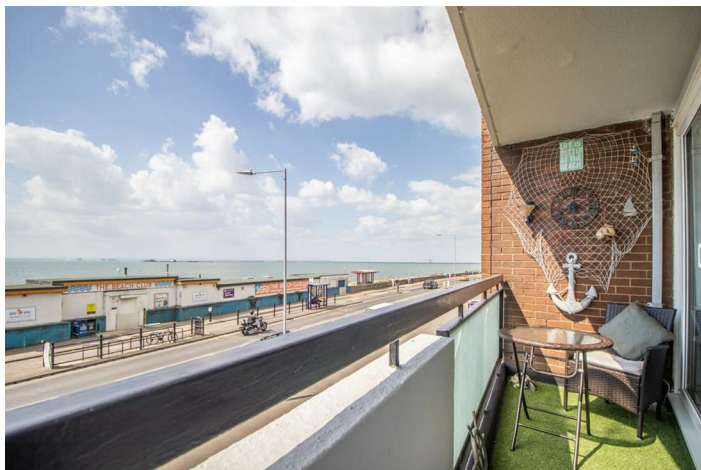
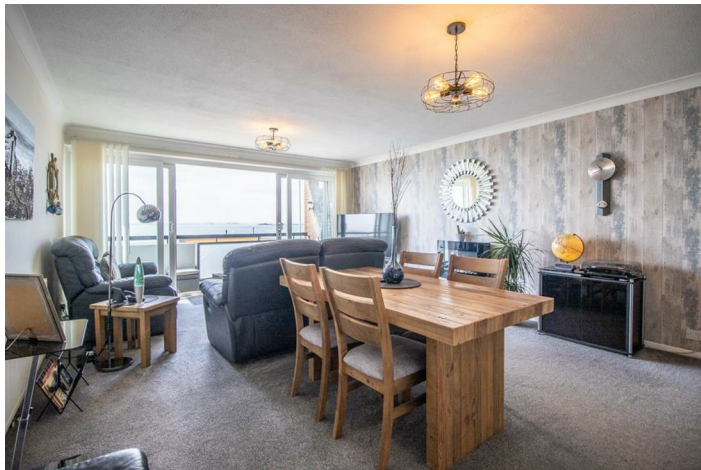
Southend-on-Sea

£350,000

Offers In The Region Of



Eastern Esplanade



New to the market is this well presented seafront flat overlooking the Thames Estuary. Internally, the accommodation presents a sizeable lounge which leads out to a south facing balcony overlooking the sea, as well as a well presented kitchen. There are two double bedrooms, an ensuite shower room to the master bedroom, a three piece bathroom and ample storage space. Extras include off-street parking for one vehicle, a garage, communal grounds, double glazing and gas central heating.

This popular apartment block is proudly positioned along the seafront to offer breathtaking views all year around. Within a close distance, you will find the popular Southchurch Park, excellent shops and eateries, convenient bus links and access to Southend East Train Station.

Two Bedroom Second Floor Flat

Entrance Hall

Lounge

21'2 x 15'3

Balcony

Kitchen

11'2 x 10'9

Bedroom One

14'6 x 11'0

Ensuite

7'7 x 3'11

Bedroom Two

11'1 x 11'0

Bathroom

7'2 x 6'7

Storage

Off-Street Parking

Garage

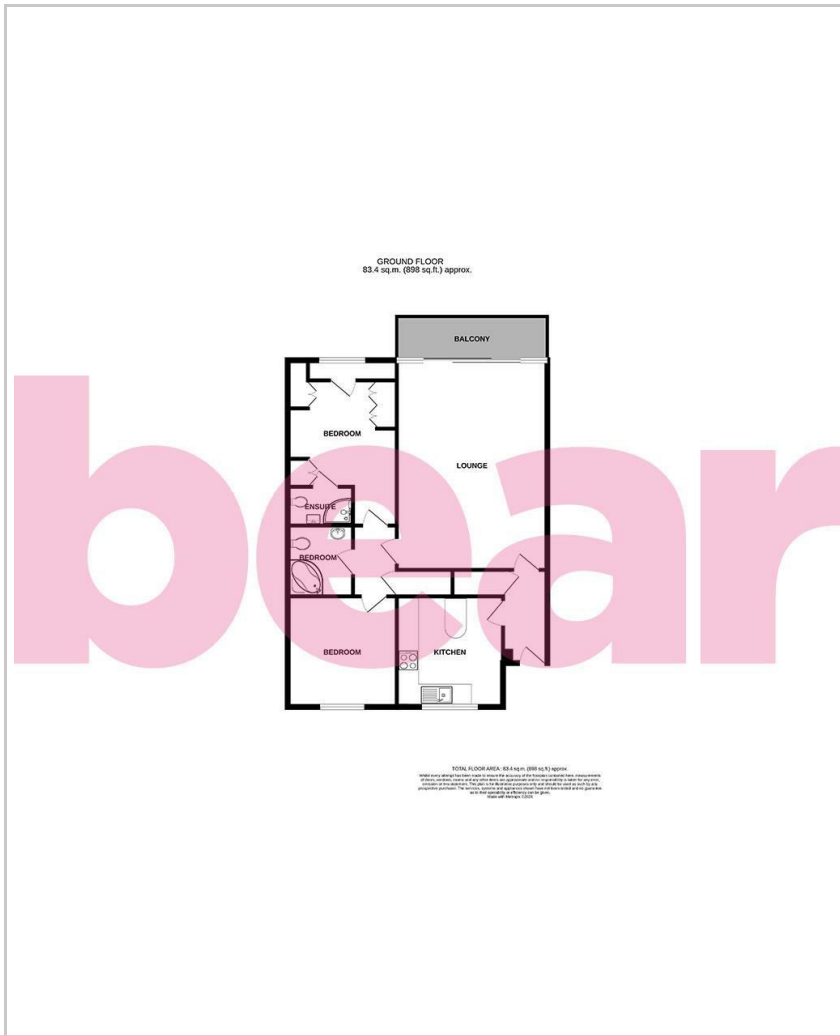
Agents Notes

Lease: TBC

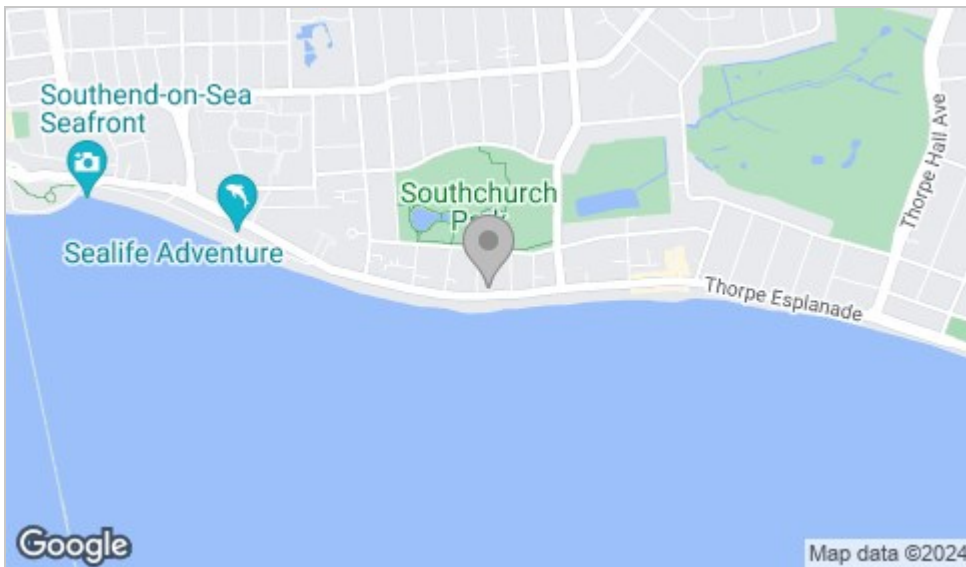
Charges: £936 paid every 6 months. Includes ground rent, service charge, building insurance, water & sewage.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	