

bear

Estate Agents



South Avenue
Southend-on-Sea

£250,000 Offers Over



**** STUNNING SELF CONTAINED FLAT - NO ONWARD CHAIN AND EXTENDED LEASE **** Bear Estate Agents are delighted to bring to the market this dramatically improved two double bedroom ground floor flat offering well presented living space and a private rear garden. Positioned within close proximity of local schools, amenities and ideal travel links.

- Well Presented & Self Contained Ground Floor Flat
- Bay Fronted Lounge
- Stunning Kitchen/Diner
- Large Three Piece Bathroom/w.c
- Two Double Bedrooms
- Direct Access to a Private Garden
- Off-Street Parking Space to the Front
- Further Parking to the Rear
- Double Glazing & Gas Central Heating
- No Onward Chain



Bear Estate Agents are delighted to bring to the market, this ground floor flat in Southend-on-Sea. The accommodation has been beautifully presented throughout and comprises a large bay fronted lounge, a spacious kitchen/diner, two double bedrooms and a three piece bathroom. Further benefits include a private rear garden, double glazing and gas central heating.

South Avenue is ideally situated close to ample shops, eateries and parks, whilst the seafront is close to hand. There are well-regarded schools within the area, whilst commuters benefit from having access to bus connections, the A127 and two major train lines serving London.

Two Bedroom Ground Floor Flat

Frontage

Paved driveway providing off street parking for one vehicle, further off street parking is accessible via private road behind south avenue and door to:

Entrance Hall

Smooth ceilings with coving to ceiling edge and a centre ceiling light, laminate wood floors throughout, understair storage, radiator and door to:

Lounge

14'5 x 13'4

Smooth ceilings with coving to ceiling edge and a centre ceiling light, laminate wood floors throughout, double glazed bay window to the front aspect and a radiator.

Kitchen/Diner

13'3 x 11'3

A stunning and refitted kitchen comprises a host of base and wall level storage units, complemented with quality worktops. There is a sink unit with mixer tap, four ring gas hob with extractor fan over, built in oven with microwave over, space for fridge/freezer and washing machine. Feature double radiator. Double glazed window to the side aspect and smooth ceiling with inset downlighters.

Inner Hallway

Smooth ceilings with coving to ceiling edge, centre ceiling light, carpeted floors throughout and a radiator.

Grand Bathroom

9'7 x 7'9

Smooth ceilings with coving to ceiling edge, inset spotlights, vinyl floors throughout, internal single glazed window, 'L' shaped bath with a rainfall shower and further handheld attachment and mixer taps, vanity sink unit, dual flush WC and a chrome heated towel rail.

Bedroom Two

11'3 x 10'0

Smooth ceilings with coving to ceiling edge, inset spotlights, carpeted floors throughout, obscure double glazed skylight and an internal single glazed window. Access to a feature dressing area.

Bedroom One

12'8 x 12'5

Smooth ceilings with coving to ceiling edge, centre ceiling light, carpeted floors throughout, double glazed window to the rear aspect and a further double glazed french doors to the rear aspect.

Private Garden

Crazy paved seating area leading onto lawn with feature shrub borders. The garden measures some 50 feet in length.

Parking

There is an independent driveway to the front and additional parking the rear.

Agents Notes

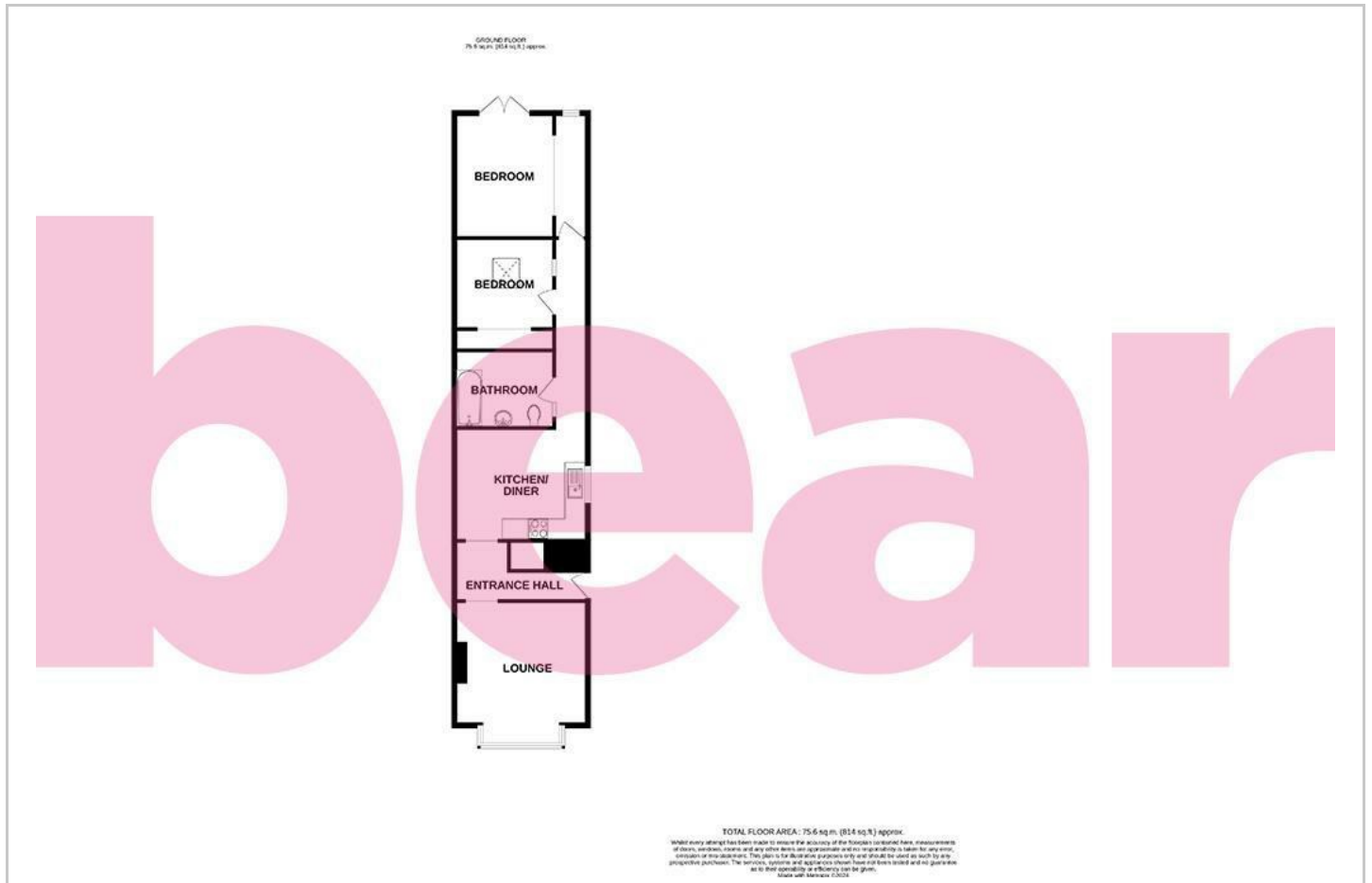
Lease: 170 Years

Charges: £800 pa (includes ground rent, service charge and building insurance)

Southend-on-Sea



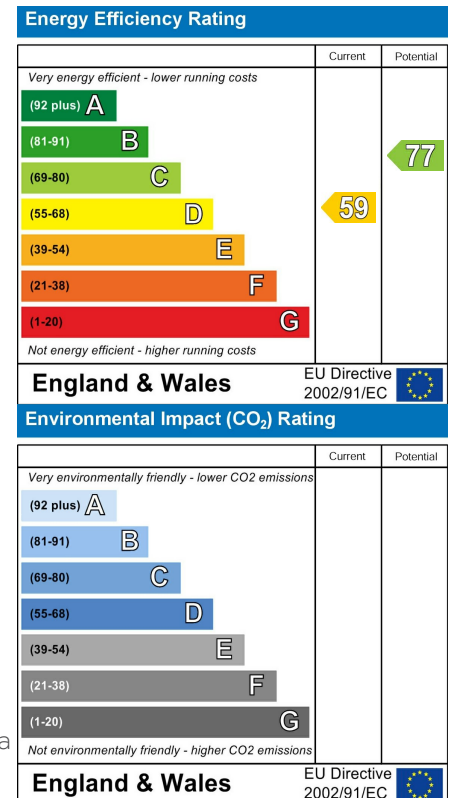
Floor Plan



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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