



## Cambridge Road Southend-on-Sea

**£200,000** Offers Over



Unbelievably sized ground floor retirement property boasting fantastic views and a convenient location close to amenities. Offering communal parking.

- Sizeable one bedroom ground floor property
- Positioned in the sought after conservation area
- Over 55's only
- 20' South facing lounge/diner with bay window overlooking bowling green
- Communal off-street parking
- An abundance of storage throughout
- Walking distance of restaurants and coffee shops
- Accessible flat
- Double glazing
- Electric heating

# Cambridge Road



Boasting glorious views over the bowling green, is this larger than average one bedroom ground floor retirement property. The property is primely positioned in the sought after Southend Conservation Area, to be within walking distance of a wealth of fantastic amenities. Bus links and train stations are all within a close proximity of the property, with Southend High Street being a short stroll and offering a selection of restaurants, coffee shops and shopping facilities. The nearby Prittlewell Square presents a scenic spot to enjoy a summers afternoon, with further picturesque views being found on Southend Seafront and the lovely Cliff Gardens.

Internally, the property boasts large accommodation throughout. Accessed via a wide entrance hall that offers plenty of storage, a fantastic bay-fronted lounge/diner sits to the front of the property. The room spans 20' in width and is South Facing, meaning the room is flooded with natural light. The lounge/diner opens into a semi-open plan kitchen. A sizeable double bedroom sits to the rear of the accommodation and offers further storage, alongside a three-piece bathroom. Externally the property offers communal off-street parking. There is communal access to a residents lounge, as well as a courtyard garden. Extensive improvements have been carried out by the existing owner including a new kitchen, new heaters and a new water tank. \*\* Please note there are 3 steps leading up to the front door of the property \*\*

## Entrance Hall

## Lounge/Diner

20'6 x 14'3 into bay

## Kitchen

7'5 x 4'9

## Bedroom

15'7 x 10'1

## Bathroom

6'3 x 4'6

## Storage

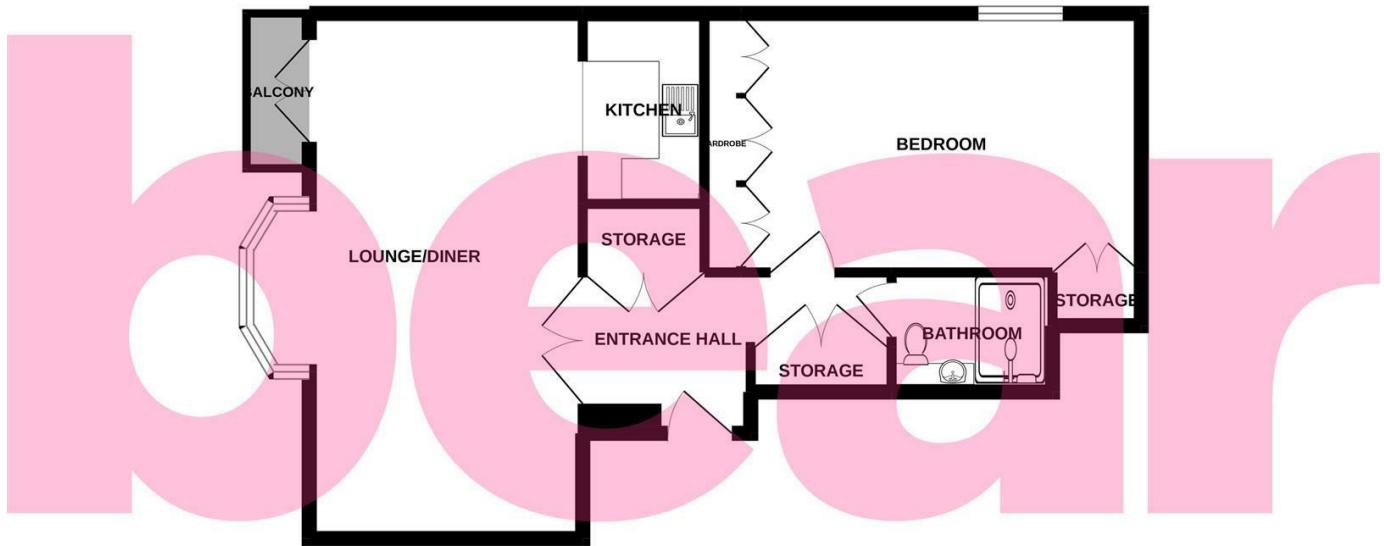


# Southend-on-Sea



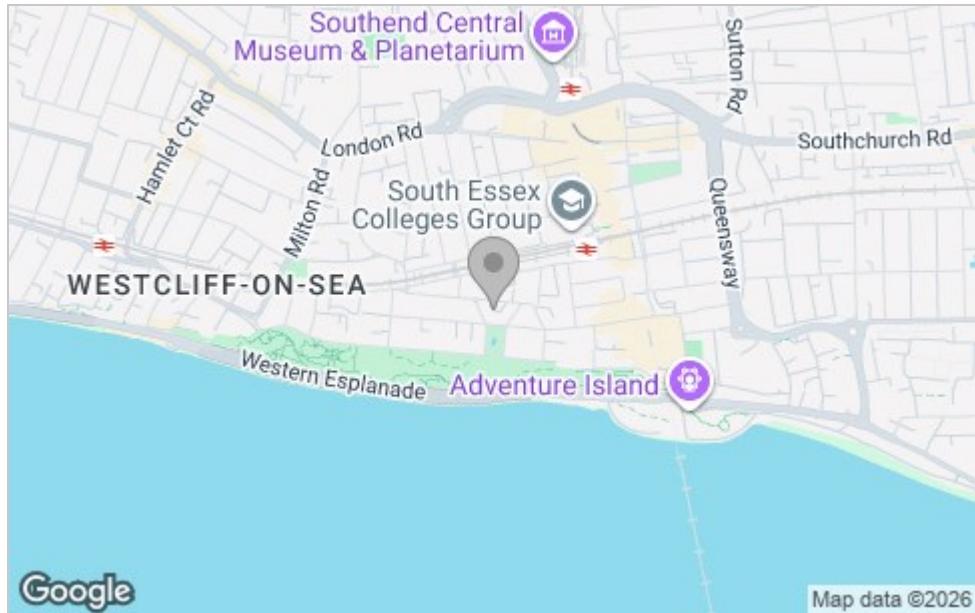
## Floor Plan

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.  
Whilst 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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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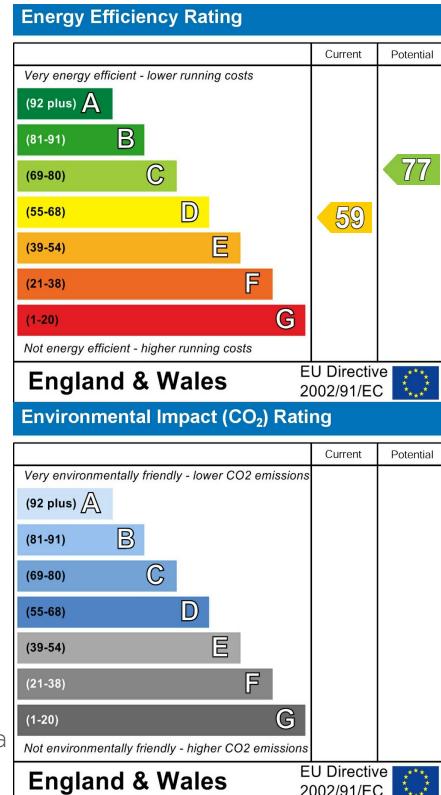
## Area Map



## 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.

## Energy Efficiency Graph



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