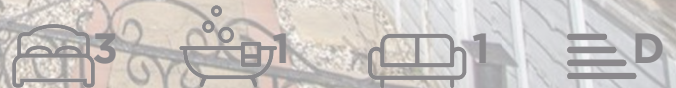




Rylands Road

Southend-on-Sea

£240,000



* Guide Price £240,000 - £250,000 * This well-presented two bedroom split level flat offers a versatile layout, with the potential to be used as three bedrooms and one reception room or two bedrooms and two reception rooms. The property boasts en-suite facilities to the generous master bedroom, a modern fitted kitchen, a separate utility room and a three-piece bathroom suite. Additionally, there is direct access to a private 40ft rear garden, making this home ideal for families or professionals seeking extra space.

- Two-bedroom split-level flat with flexible living arrangements
- Potential for three bedrooms and one reception or two bedrooms and two receptions
- En-suite to the master bedroom
- Modern fitted kitchen with ample storage space
- Separate utility room for additional appliances
- Spacious and dual aspect bedroom/lounge with a feature fireplace
- Private 40ft rear garden with gated side access
- Double glazing
- Gas central heating
- 112 Year Lease



Rylands Road



The property features versatile living space which accommodates a lounge/diner leading to a versatile bedroom/lounge and a modern fitted kitchen which further leads to a utility room with direct access to the rear. Further accommodation includes a single bedroom, a three piece bathroom and a master bedroom with en-suite facilities and built-in storage. The private rear garden, measuring approximately 40ft, includes gated side access, perfect for outdoor enjoyment. Additional benefits include double glazing and gas central heating.

Situated within easy reach of Fossett Farm Retail Park, Garon Park Leisure Facilities and The Wellesley Hospital, this home also offers excellent transport links to London via nearby mainline stations. The town centre, seafront, and local bus routes are all within close proximity, making this an ideal location for convenience and lifestyle.

Two/Three Bedroom Maisonette

Landing

Lounge/Diner

12'1 x 12'1

Kitchen

10'5 x 8'2

Utility Room

8'10 x 6'2

Bedroom Two/Lounge

12'1 x 11'5

Bedroom Three

6'2 x 5'10

Bathroom

Master Bedroom

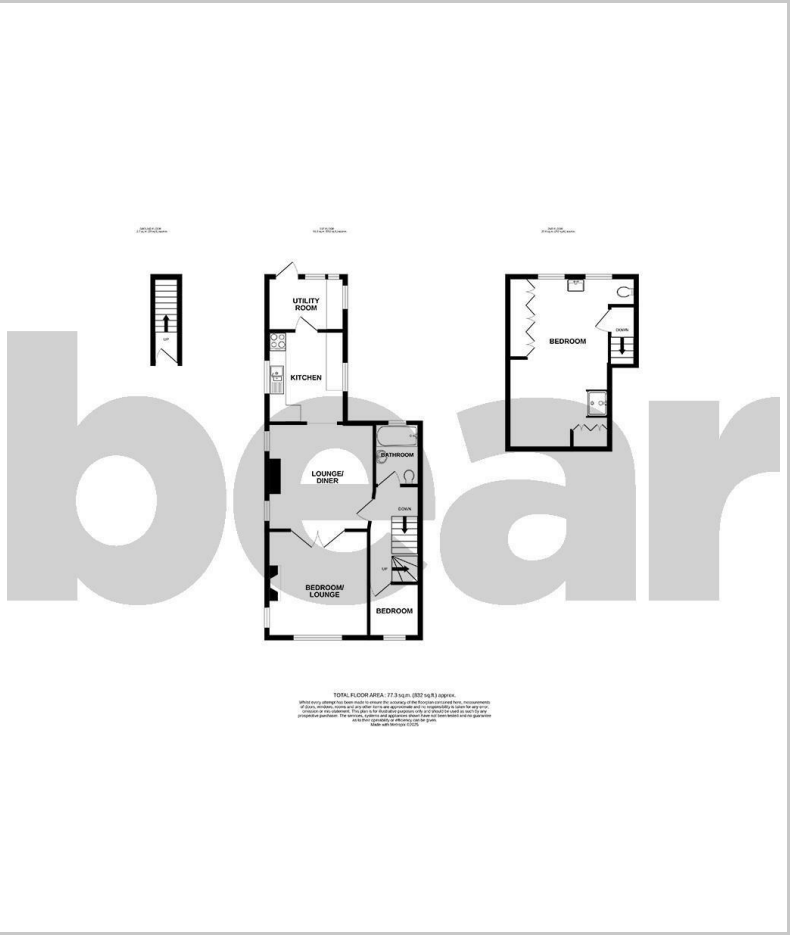
19'4 x 14'5

Garden

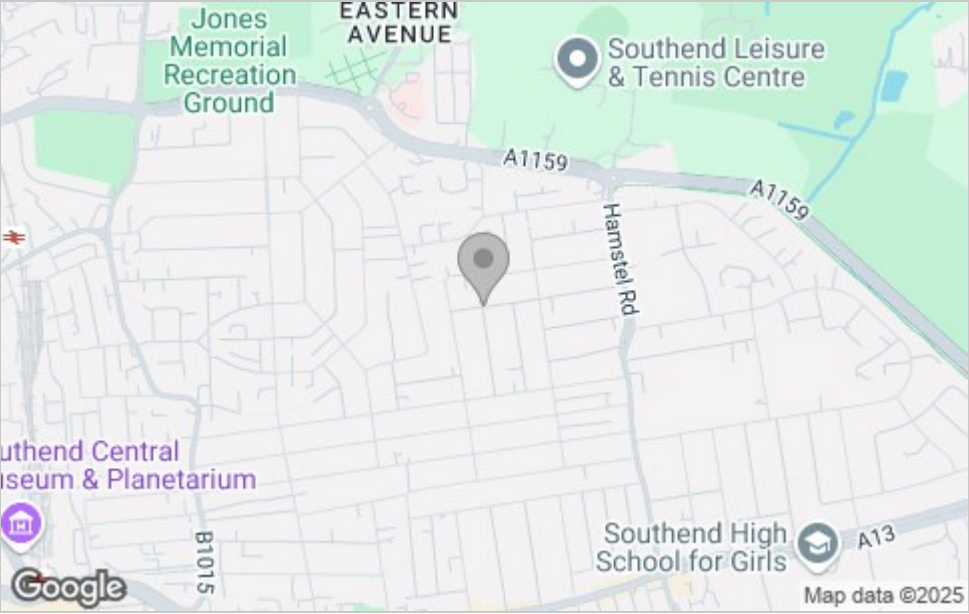
40'0



Floor Plan



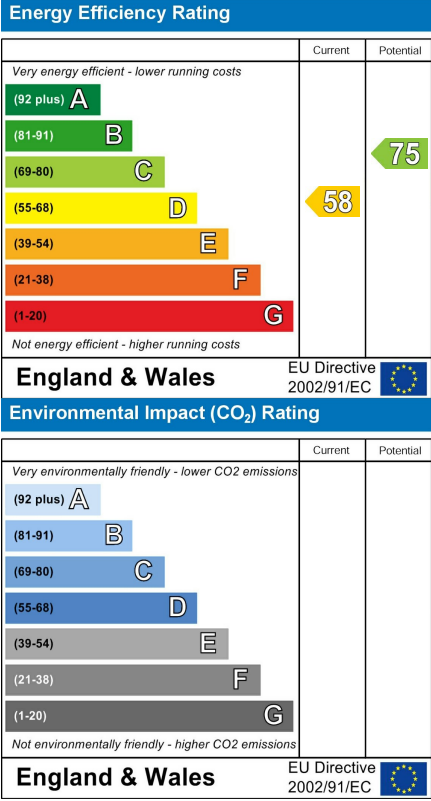
Area Map



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.

Energy Efficiency Graph



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.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 info@bearestateagents.co.uk <https://www.bearestateagents.co.uk>