



Bear Estate Agents are pleased to present this rare and exciting opportunity to acquire a portfolio of five flats within Tolhurst House, ideally situated in the heart of Southend-on-Sea. This investment includes four well-appointed studio apartments and one spacious two-bedroom flat, all positioned across multiple floors within the complex.

- Rare investment opportunity with five flats in one complex
- Modern fitted kitchens and contemporary bathrooms
- Prime location near Southend high street and seafront
- Close to local shops, restaurants, and amenities
- Good transport links with easy access to London
- Comprising four studio apartments and one two-bedroom flat
- Excellent rental potential and strong demand in the area
- Walking distance to Southend Central and Southend East stations
- Ideal for investors looking to expand their portfolio
- Highly desirable rental location with year-round demand

## Chichester Road

Southend-on-Sea

**£500,000**

Offers Over



6



5



1



E

# Chichester Road



Each unit offers modern living spaces, benefiting from well-designed layouts, fitted kitchens and contemporary shower rooms. The two-bedroom apartment provides additional versatility, making it ideal for tenants seeking more space. With strong rental potential, this portfolio is perfect for investors looking to expand their property holdings in a sought-after area.

Tolhurst House is ideally located just moments from Southend's vibrant high street, offering an excellent selection of shops, restaurants and entertainment options. The seafront is within easy reach, providing stunning coastal walks and attractions. The development benefits from excellent transport links, including Southend Central and Southend East train stations, both offering direct access to London Fenchurch Street, making this an attractive option for commuters.

\* PLEASE NOTE - THERE IS AN OPTION TO PURCHASE INDIVIDUAL UNITS \*

## **Two Bedroom Flat**

Rent pcm: £925  
Service Charge: £2,580.52  
Council Tax: B  
EPC: E

## **Studio One**

Rent pcm: £625  
Service Charge: £1,290.24  
Council Tax: A  
EPC: E

## **Studio Two**

Currently Vacant  
Service Charge: £1,290.24  
Council Tax: A  
EPC: E

Studio: 19'1>12'6 x 13'9>5'5  
Shower Room: 7'8 x 6'3

## **Studio Three**

Rent pcm: £695  
Service Charge: £1,290.24  
Council Tax: A  
EPC: E

## **Studio Four**

Rent pcm: £595  
Service Charge: £1,290.24  
Council Tax: A  
EPC: E

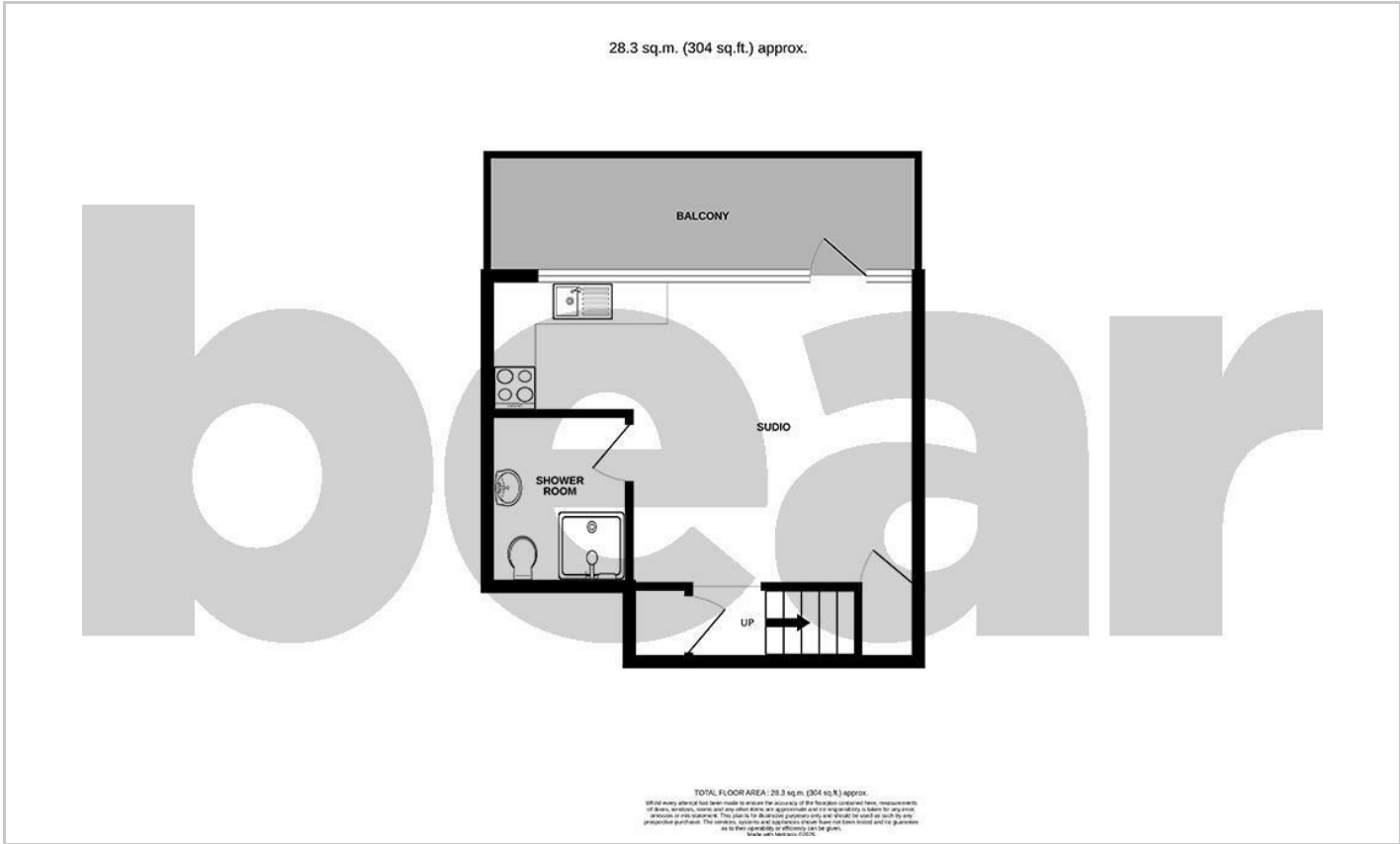




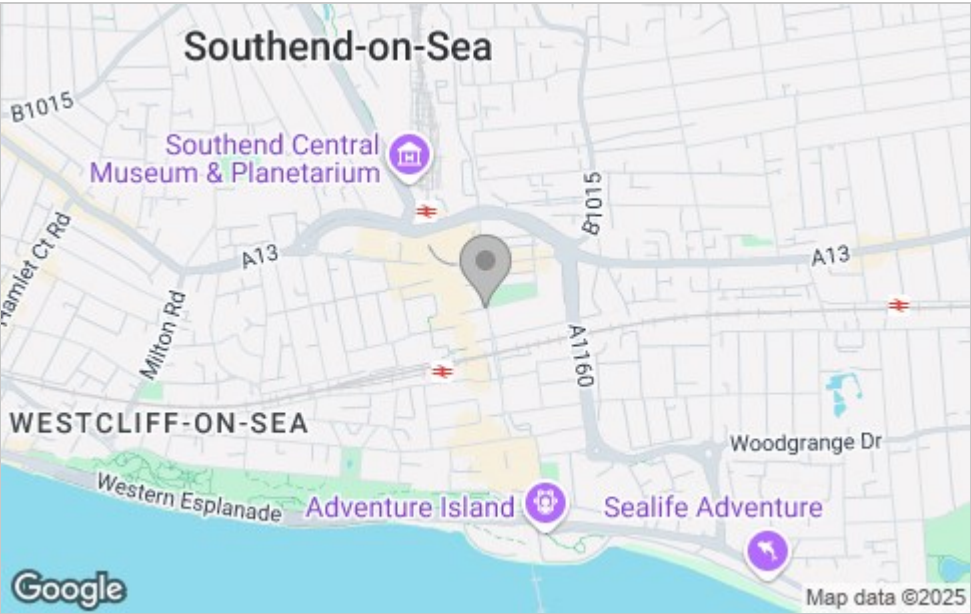




Floor Plan



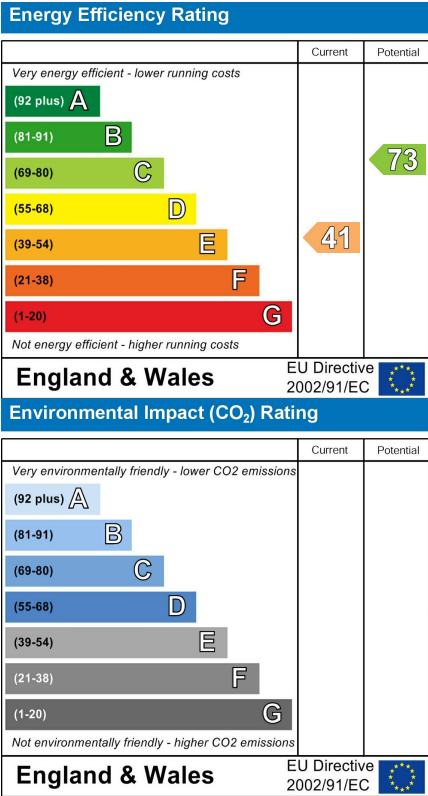
Area Map



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.