



\* £210,000 - £230,0000 \* SHARE OF FREEHOLD \* PRIVATE SOUTH-FACING GARDEN \* RENOVATED KITCHEN AND BATHROOM \* WALK TO SOUTHEND EAST STATION \* LEAN-TO WITH POWER/PLUMBING \* This stunning ground-floor flat not only offers a private south-facing garden, but renovated interiors and a share of the freehold! The accommodation is comprised of; a rejuvenated frontage which has been recently redecorated, an entrance hall with storage, a bay fronted double bedroom with built-in wardrobe, a reception room with French doors out to the private garden, a stylish renovated kitchen with ample storage and garden access and a contemporary three-piece shower room. The garden is private and south-facing - perfect for sun worshipers - and there are multiple seating areas, a shed to remain an outside bar and a lean-to storage room with power and plumbing. The location allows for a short walk to Southend East Station for London commuters and amenities and bus links are around the corner, with the seafront only a stroll away. This property is available to view now!

- Private south-facing garden
- Share of the freehold
- Walk to Southend East Station for commuters
- Renovated kitchen
- Renovated bathroom
- Lean-to with power and plumbing
- Well designed and homely interiors
- Plenty of storage space
- Amenities and bus links around the corner
- Seafront a stroll away

## Central Avenue

Southend-On-Sea

**£210,000**

Price Guide



# Central Avenue



## Frontage

Redecorated frontage with paved front garden, fencing and planting borders with a communal entrance door leading to a further private entrance door.

## Private Entrance Hallway

Cupboard under the stairs, radiator with decorative wooden cover, storage alcove, decorative wall paneling, picture rail, skirting and wood effect laminate flooring.

## Double Bedroom

13'6" x 13'1"

UPVC double glazed bay fronted window with made to measure blinds, built-in wardrobe, alcove hanging rails, two double radiators, skirting and wood effect laminate flooring.

## Reception Room

11'9" x 11'8"

UPVC double glazed French doors with fanlight window for garden access, double radiator, coving, picture rail, skirting and wood effect laminate flooring.

## Kitchen

10'6" x 10'0"

Recently installed shaker style kitchen units both wall-mounted and base level comprising; integrated fridge/freezer, four ring burner induction hob with extractor hood over and an integrated oven, composite sink with drainer and mixer tap, wall-mounted boiler within cupboard, space for washing machine, pan drawers, wood effect laminate worktops with a tiled splashback, double radiator, spotlighting, skirting and wood effect laminate flooring.

## Three-Piece Shower Room

10'0" x 4'0"

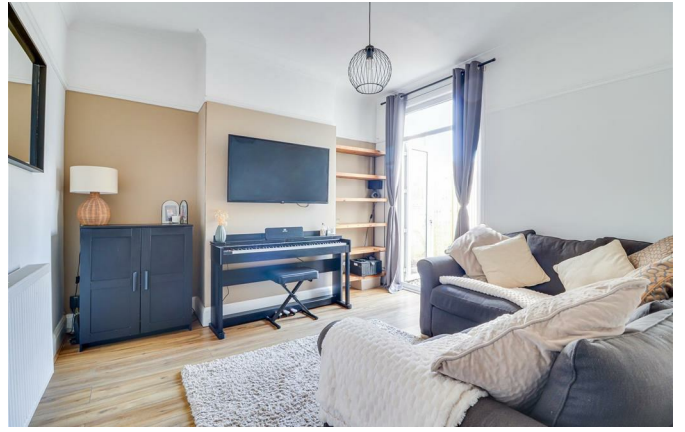
Three obscured UPVC double glazed windows to rear and side aspects, double shower enclosure, floor to ceiling wall tiling, towel radiator, WC, vanity unit with wash basin and chrome mixer tap, extractor fan and a tiled floor.

## Lean-To

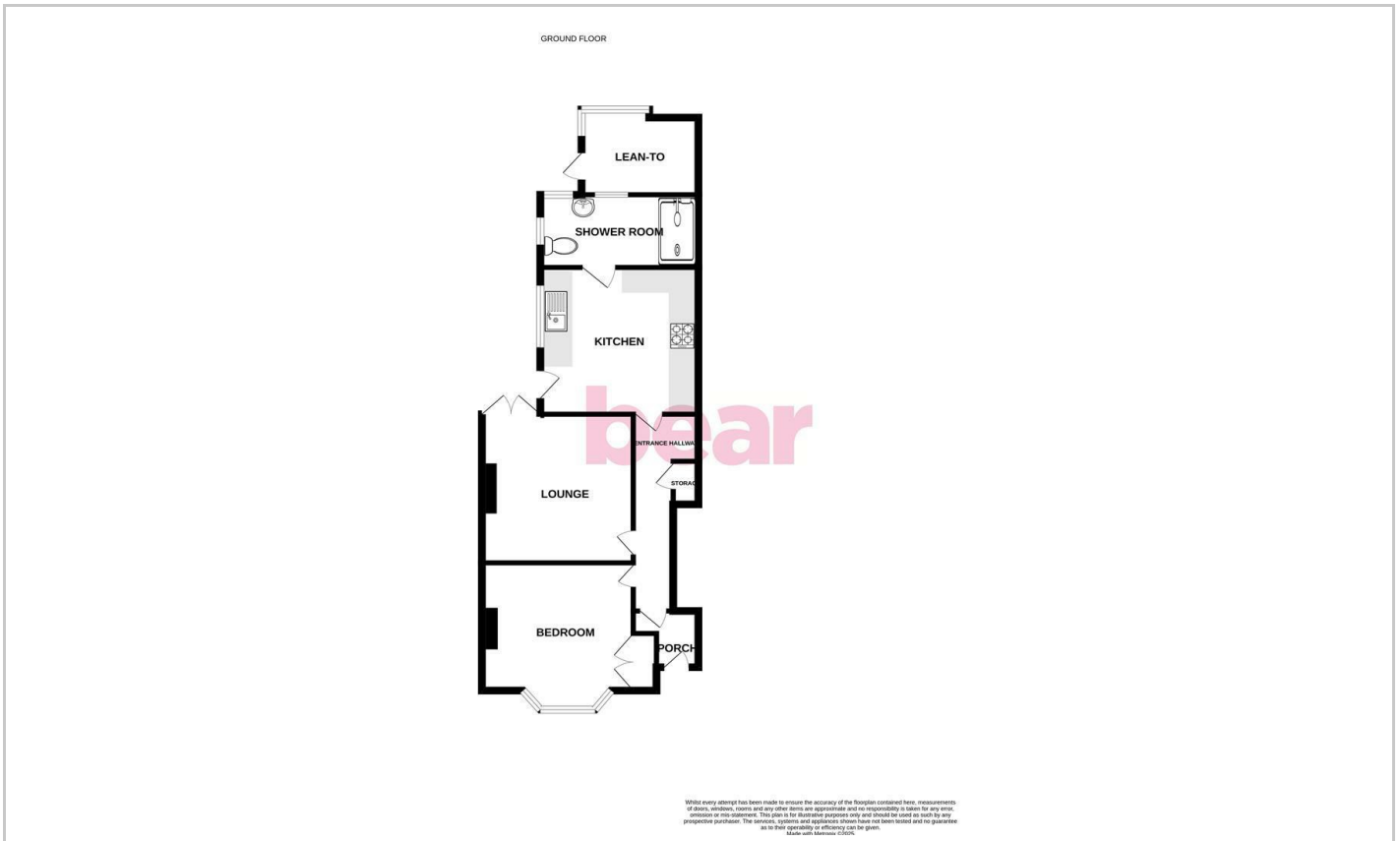
Windows to rear side aspects with side door for garden access, power and plumbing for washing machine.

## Private South-Facing Garden

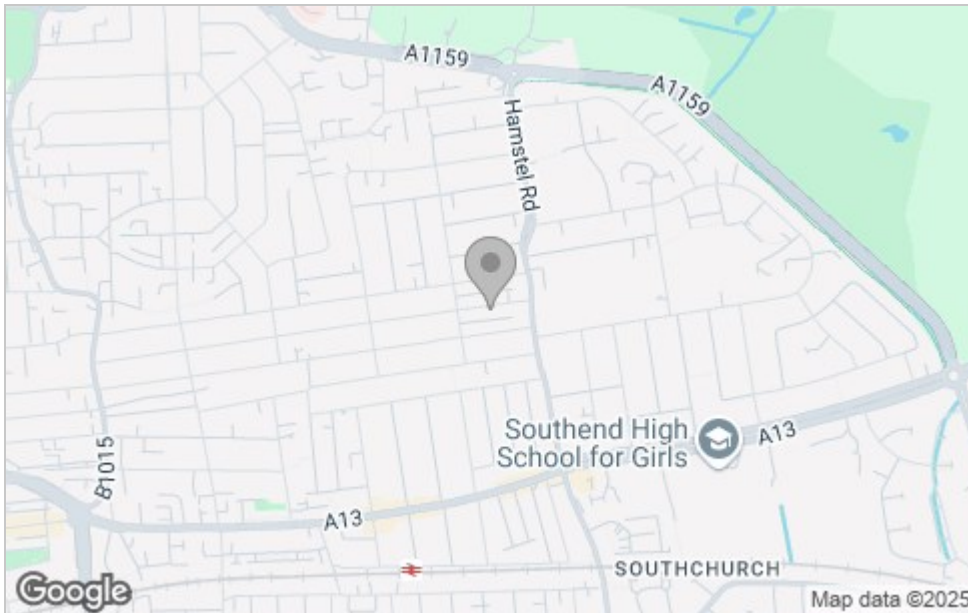
Commences with a paved patio area with a further large sun deck with planting borders, fencing, a bar and bench to remain as well as the shed which will remain.



## 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.

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## Energy Efficiency Graph

