



\* Share of Freehold \* Well-presented two bedroom ground floor flat offering a share of freehold and a South facing garden with an outbuilding. Ideally located close to excellent amenities, schools, Southend East Station, Southchurch Park, the seafront and Southend city centre.

- Two Bedroom Ground Floor Flat
- Beautiful Bay Fronted Lounge
- Three Piece Shower Room
- Useful Outbuilding
- Gas Central Heating
- Share of Freehold
- Spacious Kitchen/Diner
- South Facing Garden
- Double Glazing
- Walking Distance to the Train Station and Seafront

## Glenmore Street

Southend-on-Sea

**£215,000**

Offers Over





# Glenmore Street



This charming ground floor flat is perfect for first-time buyers, downsizers or buy-to-let investors. The home offers a bright bay-fronted lounge, a spacious kitchen/diner, one generous double bedroom, a smaller single bedroom, ideal as a guest room or study and a modern three-piece shower room. Further benefits include a private South facing garden complete with an outbuilding, as well as gas central heating and double glazing throughout. The property is offered with a share of freehold and is well presented throughout, ready to move straight into.

Ideally positioned in Southchurch, this home is just moments from local shops, eateries and well-regarded schools. Southend East Train Station is within easy reach, providing direct links into London, while Southchurch Park, the seafront and Southend city centre are all just a short stroll away, offering a blend of leisure, green space and convenience.

## Two Bedroom Ground Floor Flat

### Lounge

13'8 x 12'9

### Kitchen/Diner

11'7 x 9'8

### Bedroom One

11'9 x 10'5

### Bedroom Two

6'11 x 6'1

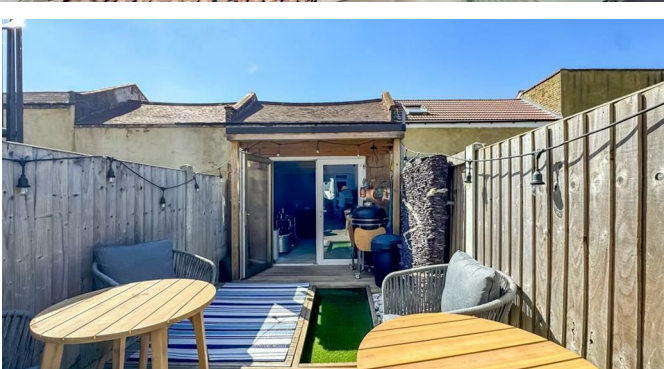
### Shower Room

6'11 x 4'7

### South Facing Garden

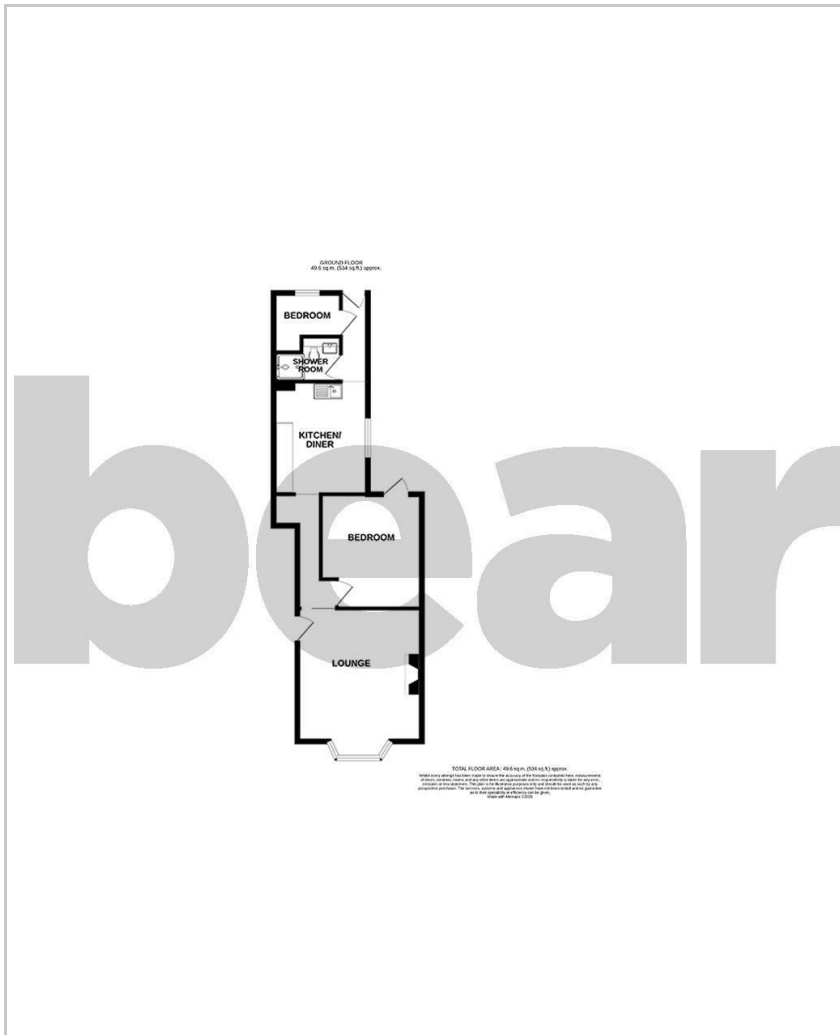
### Outbuilding



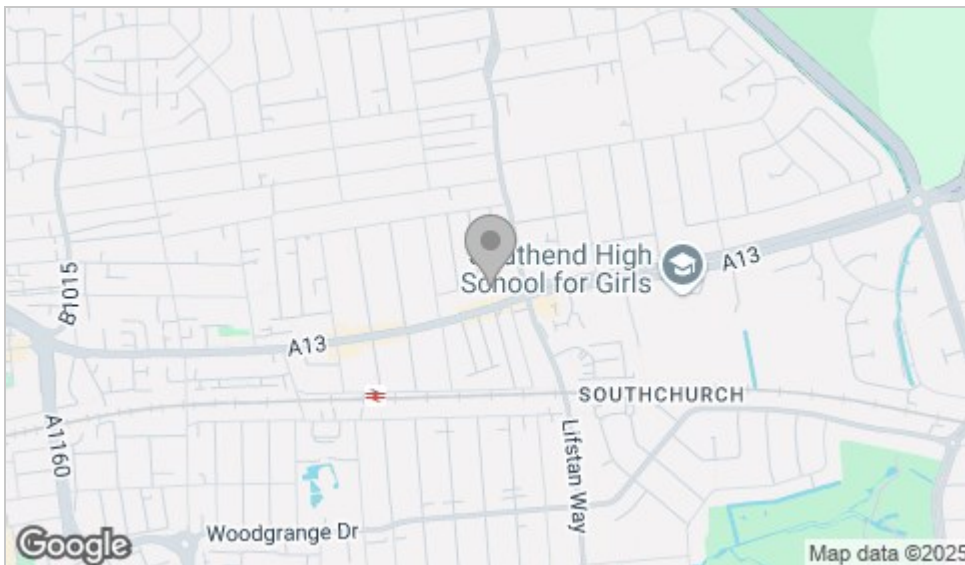




## Floor Plan



## 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.

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.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC