



Bear Estate Agents are delighted to bring to the market this versatile two bedroom ground floor flat boasting a private entrance, spacious living accommodation and a beautifully maintained garden, complete with off-street parking. Situated on Honiton Road in Southend-on-Sea, the property is perfectly placed for excellent transport links, local parks and the seafront.

- Versatile Two Bedroom Ground Floor Flat
- Bay Fronted Lounge
- Conservatory Overlooking the Garden
- Off-Street Parking
- Gas Central Heating
- Private Entrance
- Spacious Kitchen with a Dining Area
- Four Piece Bathroom Suite
- Double Glazing
- Close to Transport Links, Parks and the Seafront

Honiton Road

Southend-on-Sea

£260,000

Offers Over



Honiton Road



Internally, this well-presented ground floor flat offers a flexible layout, ideal for modern living. The property features a bay fronted lounge which is currently used as the master bedroom, while one of the bedrooms is being utilised as a comfortable lounge, showcasing the home's adaptable nature. A stylish, modern kitchen provides ample space for dining whilst the property further benefits from having a bright conservatory, perfect for relaxing or entertaining. Extras include a four piece bathroom suite, convenient internal storage, double glazing and gas central heating throughout. Externally, you will find a well-maintained private garden and off-street parking.

The property is ideally located within a quiet residential street in Southend-on-Sea, offering excellent access to nearby bus routes and train stations, including Southend East and Southend Victoria, making commuting into London simple and efficient. The vibrant seafront is within easy reach, perfect for weekend walks and leisure, along with a choice of popular parks and green spaces, ideal for families and outdoor enthusiasts.

Two Bedroom Ground Floor Flat

Entrance Hall

Lounge (currently used as a bedroom)

14'10 x 13'5

Kitchen

11'5 x 9'2

Bedroom One

12'6 x 10'10

Bedroom Two (currently used as a lounge)

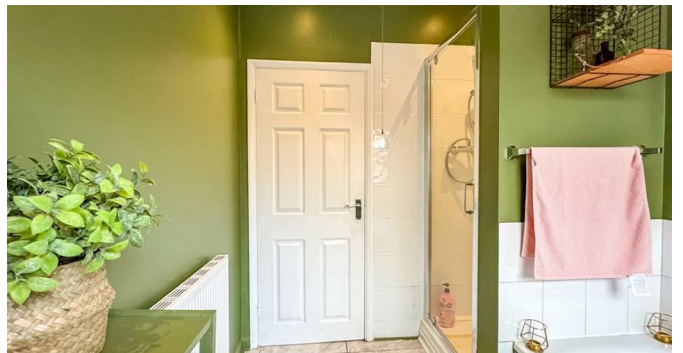
11'5 x 10'6

Conservatory

11'0 x 5'6

Garden


Off-Street Parking



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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.

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

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>71</p>	<p>78</p>
<p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>		<p>EU Directive 2002/91/EC</p> 	
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
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