



## North Avenue Southend-on-Sea

**£175,000**

Offers Over



Bear Estate Agents are delighted to bring to the market this charming one bedroom ground floor flat, offering a bay fronted double bedroom, a private section of rear garden and a long 159 year lease. Perfectly positioned on North Avenue in Southend-on-Sea, just a short walk from Southend East Train Station and a range of local amenities.

- One Bedroom Ground Floor Flat
- Bay Fronted Double Bedroom
- Open Plan Lounge/Diner
- Private Section of Rear Garden
- Well Presented Fitted Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating
- Double Glazing
- 159 Year Lease Remaining
- Walking Distance To Southend East Train Station



# North Avenue



Internally, the property boasts a spacious bay fronted double bedroom, filled with natural light. The open plan lounge/diner is ideal for both relaxing and entertaining, with direct access to a private section of the rear garden – perfect for outdoor dining or quiet enjoyment. A well-presented fitted kitchen sits just off the living area, while the property is completed by a neat three piece bathroom suite. Further benefits include gas central heating, double glazed windows and a 159 year lease, offering peace of mind for future ownership.

North Avenue is a popular residential road offering easy access to Southend East Train Station, providing direct connections into London Fenchurch Street. Local shops, parks and Southend's vibrant seafront are all within easy reach, making this property ideal for commuters, first-time buyers or those looking to downsize.

## One Bedroom Ground Floor Flat

### Lounge/Diner

12'7 x 12'5

### Kitchen

8'9 x 6'9

### Bedroom

14'0 x 11'8

### Bathroom

### Private Section of the Rear Garden

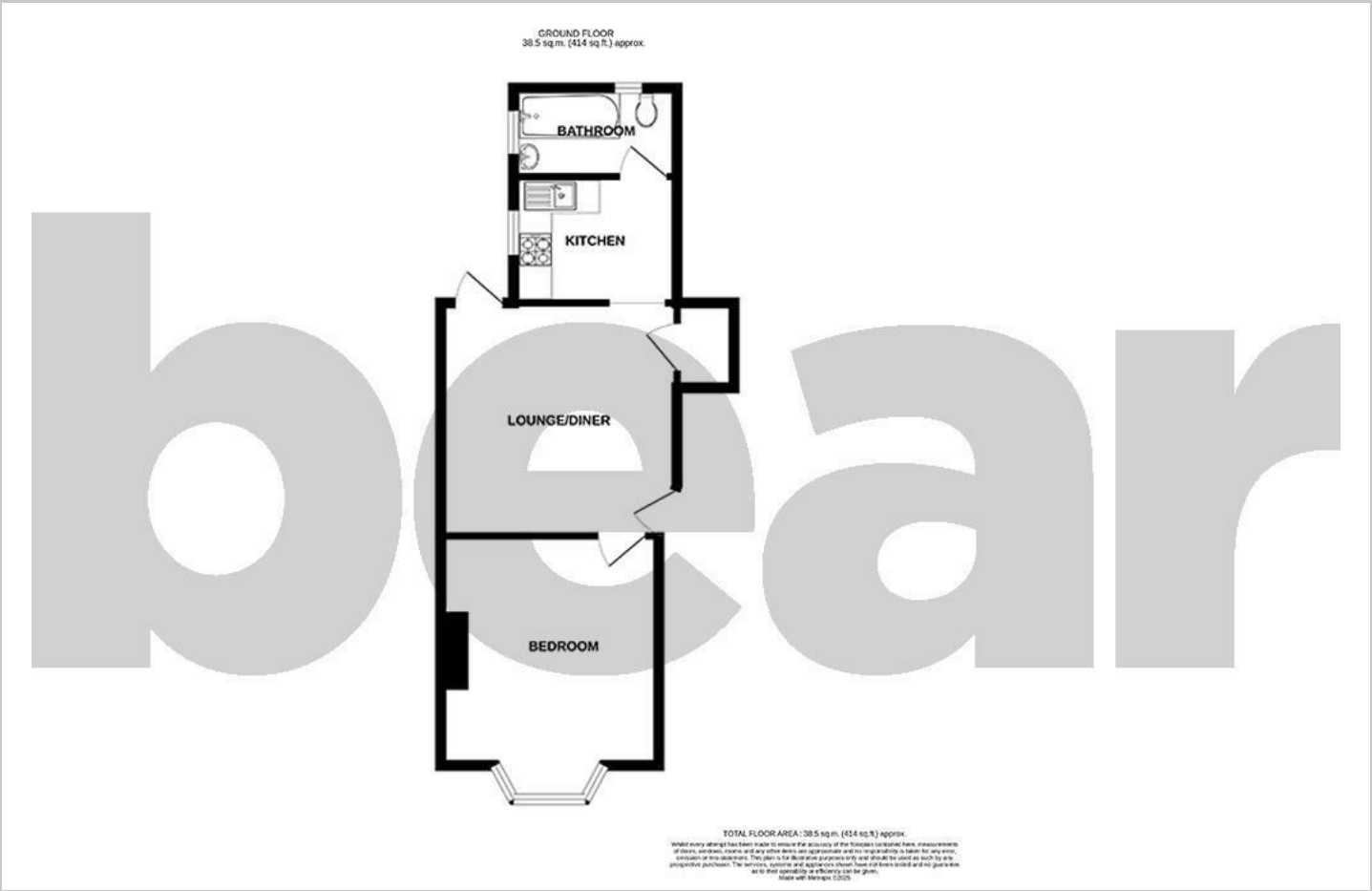




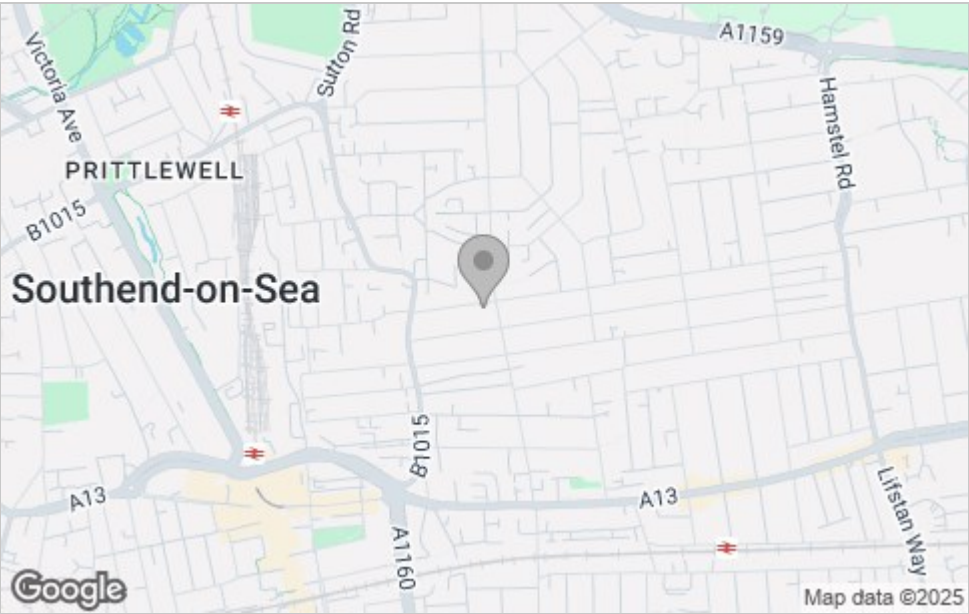




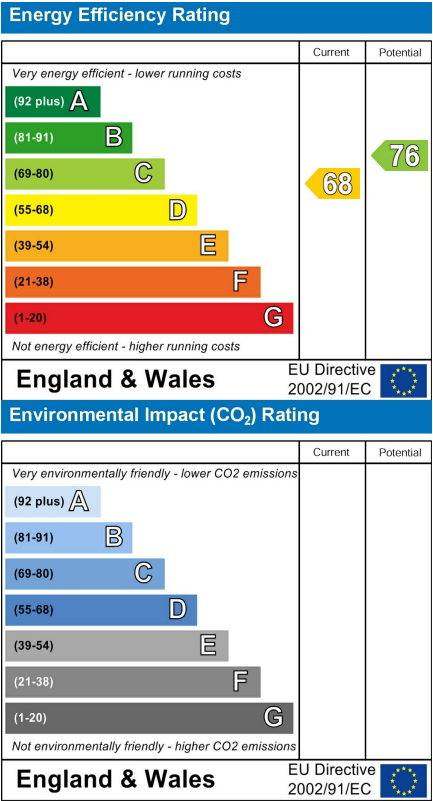
Floor Plan



Area Map



Energy Efficiency Graph



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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