



* No Onward Chain * Bear Estate Agents are pleased to present this stylish one bedroom ground floor flat in Southend-on-Sea, boasting modern open plan living, two private outside spaces and allocated off-street parking. Perfect for first time buyers, professionals or those seeking a smart investment.

- One Bedroom Ground Floor Flat with No onward Chain
- Access to a Private Patio Area
- Modern Three Piece Bathroom
- Storage Cupboard
- High Performance Glazing and Gas Central Heating
- Open Plan Kitchen/Living Room
- Spacious Double Bedroom with Storage
- Private Balcony to the Rear
- One Allocated Off-Street Parking Space
- Close to Southend Hospital, Prittlewell Station, A127 and Priory Park

Fairfax Drive

Westcliff-on-Sea

£200,000



Fairfax Drive



Internally, the flat offers an open plan kitchen/living room that flows directly onto a private patio, creating an excellent space for relaxing or entertaining. The property also benefits from a spacious double bedroom with plenty of room for storage, which provides access to both a sleek three piece bathroom and a private balcony. Further highlights include a handy storage cupboard, high performance glazing and gas central heating. Externally, there is the convenience of one allocated off-street parking space.

The property is located in Prospects Place on Fairfax Drive, ideally positioned for access to Southend Hospital, the A127 and local bus links. Prittlewell Train Station is close by for direct connections into London, while Priory Park, Southend City Centre and a wealth of amenities are also within easy reach.

One Bedroom Ground Floor Flat

Kitchen/Living Room

25'2" x 15'4" x 16'8" x 9'8"

Patio

Bedroom

14'7" x 12'4" x 9'9"

Bathroom

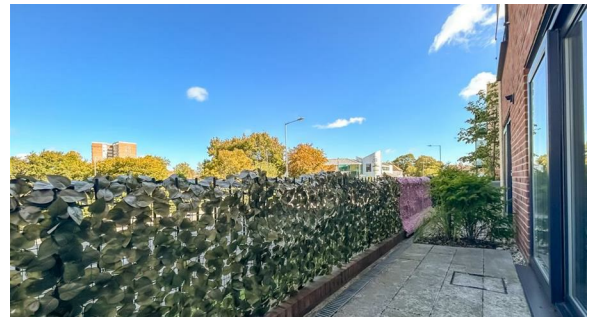
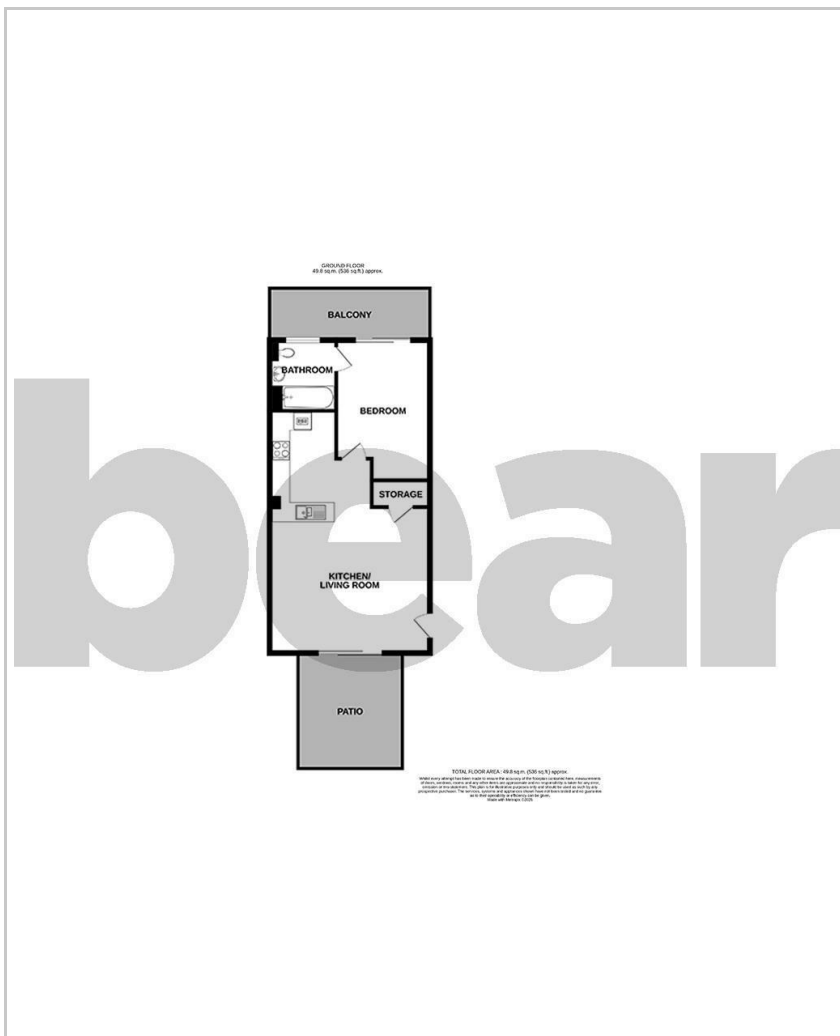
7'4" x 6'8"

Balcony

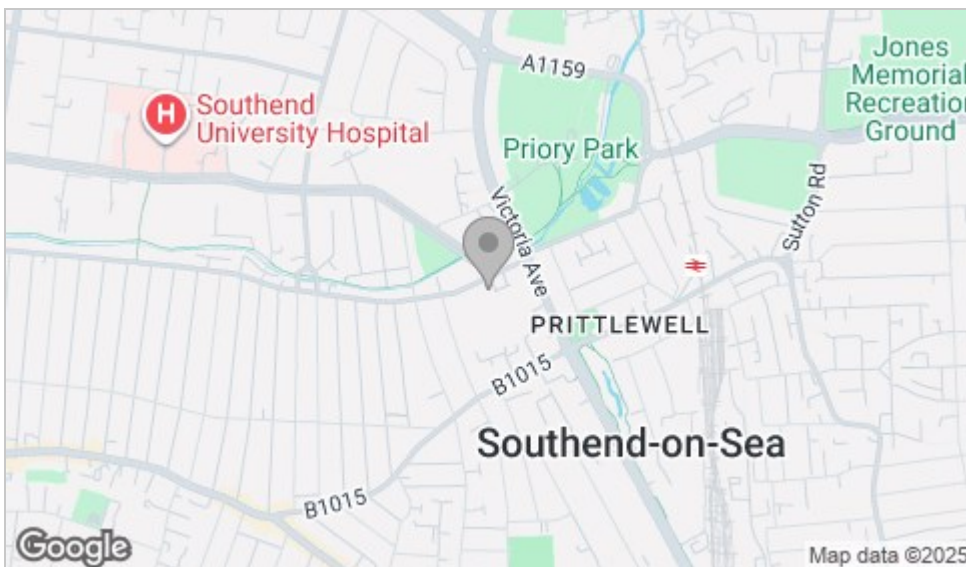
One Allocated Off-Street Parking Space



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	83	83
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		