

1 Bedroom First Floor Flat For Sale - **£180,000**

Christchurch Road Southend-On-Sea SS2 4JW



KEY FEATURES

- 150+ Year Lease
- One Bedroom
- First Floor Flat
- Spacious Accommodation
- Private West Backing Garden
- Close to Shops, C2C Station & City Centre
- Double Glazed
- Central Heating
- Large Kitchen

Description

150+ YEAR LEASE! This surprisingly spacious 1 bedroom first floor flat is situated in the highly sought after Southchurch Village, close to shops, C2C train station and city centre. Further benefits include a large kitchen, direct access to a private West backing garden, double glazing & central heating. Internal viewing is strongly advised.

Accommodation

Communal Entrance Lobby

Accessed via a double glazed panelled front door with a further private panelled door and staircase leading to the...

Landing

Video entry phone, fitted spindle balustrade, built-in storage cupboard, radiator, coved and plastered ceiling. Panelled doors leading to the...

Lounge 11' 8" x 15' 5" (3.55m x 4.70m)

Double glazed windows to the front elevation, fitted radiator, coved and plastered ceiling.

Kitchen 10' 4" x 10' 11" (3.15m x 3.32m)

Double glazed window and door to the rear elevation providing views over the garden and access to the balcony. Selection of fitted base and drawer units with an integrated oven, worktops with inset sink, hob and tiled splashback. Further selection of matching eye level units and a wall mounted chimney extractor. Fitted radiator, plumbing for a washing machine, coved and plastered ceiling.

Bedroom 11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed window to the rear elevation overlooking the garden. Fitted radiator, coved and plastered ceiling.

Bathroom 8' 0" x 7' 8" (2.44m x 2.34m)

Double glazed obscure window to the side elevation. Suite comprising of a WC, wash hand basin inset to a vanity unit and panelled bath with a mains shower above. Built-in airing cupboard, tiled walls and flooring, heated towel rail and plastered ceiling with recessed spot lighting.

Private West Backing Garden 50' (15.23m)

Direct access via the kitchen and balcony staircase to a private section of a paved rear garden with a feature slate covered area and raised brick flowerbeds. Rear access and shed to remain.





Floorplan

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **A**
 EPC rating for this property is: **C**
 Tenure of the property is: **Leasehold**

If Leasehold, the remaining lease term is approximately: **157 years**.

For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.