

1 Bedroom Ground Floor Flat For Sale - **£260,000**

Southchurch Rectory Chase Southend-On-Sea SS2 4XE



KEY FEATURES

- Prestigious Retirement Apartment
- New Long Lease
- Surrounded by Thriving Gardens
- Access to Off Street Parking
- Ground Floor
- One Double Bedroom
- Local to Southend East Train Station
- Near to Shops and Popular Transport Routes
- Access to Communal Lounge, Washroom and Dining Area
- No Onward Chain

Description

Exquisite One Bedroom Ground Floor Retirement Flat in the Old Rectory. This fantastically historical property is the envy of Southchurch with its elegant architecture, endless landscaped gardens as well as access to communal areas such as a lounge, washroom and dining room. Whilst local to shops and popular transport routes, this once in a lifetime property has the added benefit of off street parking and a new lease. To relish in all the beauty and comfort this property can offer, early viewing is advised!

Accommodation

Grand Entrance Lobby

Spacious entrance lobby with with a beautiful feature turning staircase leading to a galleried landing and window to the front elevation, coved and plastered ceiling. On the ground floor there is a panelled door leading to the...

Entrance Hallway

You enter the hallway whereby you have access to the bedroom, shower room and lounge. Finished with carpeted flooring and wallpapered walls, this space features an electric heater as well as a wall mounted security entry phone system. Complete with a coved ceiling.

Living Room 23' 1" x 18' 8" (7.03m x 5.69m)

At the end of the entrance hallway, you are welcomed into the spacious lounge area. Finished with carpeted flooring, this space features an ornate fireplace as well as its impressive floor to ceiling bay window that leaves you in awe. Over looking the luscious grounds, the bay area features cushioned seating that lines the windows, allowing light to flood into the room. Added benefits of this space include multiple electric heaters as well as an ornate ceiling rose that hosts a stunning chandelier. There is a door leading to the kitchen.

Kitchen 11' 7" x 11' 7" (3.53m x 3.53m)

Accessed via the lounge, there is a large kitchen space complete with eye level and low level units. With housed amenities such as a sink, electric hob, inset and raised electric oven as well as an overhead extractor, this space boasts marble effect worktops as well as splashback wall tiling. With added benefits such as a fitted electric heater as well as a large window toward the front elevation of the property, this area has spectacular views of the surrounding gardens. Finished with coved ceilings and tiled effect flooring.

Bedroom 9' 11" x 17' 7" (3.02m x 5.36m)

Accessed from the hallway, there is a good sized double bedroom finished with carpeted flooring and wallpapered walls. Featuring a decorative picture rail, this space boasts added benefits such as an electric heater as well as two large windows that allow the room to be illuminated with natural light. Finished with a painted and coved ceiling, this spacious suite offers ample space for storage as well as spectacular views of the grounds.

Shower Room 11' 7" x 9' 2" (3.53m x 2.79m)

Accessed via the hallway, you are welcomed into the shower room. This suite is comprised of a corner shower with shower screen, low level W/C and pedestal sink. Boasting a large built in storage cupboard, this space is finished with stone effect flooring and splashback wall tiling. Added benefits of this space include an electric heater as well as a window to the front elevation of the property. Agents Note: The shower cubicle is going to be replaced and the walls completely retiled in a light grey tile.

Private Off Street Parking

Towards the front elevation of the property, there is a communal car park for residents accessed via a wooden gate.

Communal Lounge

Within the communal block, there is a large lounge area with ample seating as well as activity opportunities such as a pool table, darts board and piano.

Communal Dining Room

Within the communal block, there is a dining area for all Old Rectory residents.

Surrounding Grounds

Surrounding this magnificent property are expansive grounds comprised of stone paths, a stone patio with authentic stone staircase as well as paths trailing the laid to lawn area featuring landscaped and varied flora.

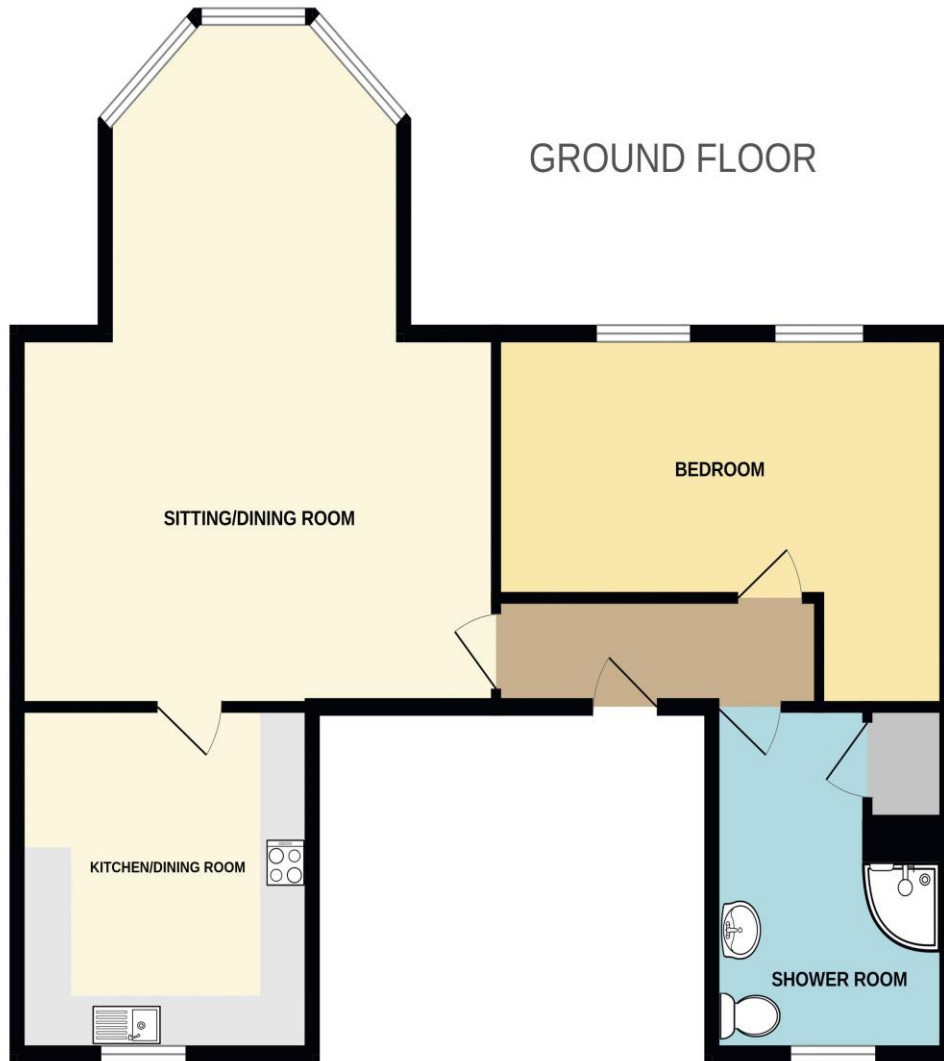









Floorplan



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tax Band for this property is: **D**
 EPC rating for this property is: **TBC**
 Tenure of the property is: **Leasehold**

If Leasehold, the remaining lease term is approximately: **124** 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.