

2 Bedroom First Floor Apartment For Sale - **£425,000**

Eastern Esplanade Southend-On-Sea SS1 2UU



KEY FEATURES

- **Panoramic Seafront Views**
- **Two Double Bedrooms**
- **En-Suite to Master Bedroom**
- **Modern Kitchen With Integrated Amenities**
- **Balcony to the Front Elevation**
- **Secure, Gated Off Street Parking**
- **Double Glazing Throughout**
- **Underfloor Heating**
- **Local to Shops, Restaurants, Southchurch Park and Popular Transport Routes**
- **No Onward Chain**

Description

Rare Opportunity with Spectacular Seafront Views! We are ecstatic to present this executive style, two double bedroom, modern first floor apartment to the sales market! Envidable for its prime location on Southend Seafront, this property boasts a stunningly modern kitchen with integrated amenities, a modern en-suite shower room to the master bedroom as well as an open plan kitchen lounge that allows access to the balcony that provides panoramic views of the estuary. Ticking all the boxes, this property also offers secure, gated off street parking, all whilst local to restaurants, shops, Southchurch Park and popular transport routes. With no onward chain, early viewing is advised!

Accommodation

Communal Lobby

Accessed via secure entrance doors, there is a communal lobby, that provides access to the lift, with a rising staircase that guides you to the first floor.

Private Entrance Hallway

Accessed via a private wooden door, you are welcomed into the entrance hallway of the property. Finished with wooden flooring and painted walls, this space boasts two, built in storage cupboards that allow access to the boiler as well as a wall mounted security entry phone. There are further doors leading to the bedrooms, bathroom and lounge.

Lounge 15' 5" x 15' 9" (4.70m x 4.80m)

Accessed via modern, wooden doors, you are welcomed into the open plan lounge. Finished with wood flooring, this space features decorative coved ceilings as well as a double glazed, sliding door that leads out to the balcony. With two double glazed windows towards the front elevation, this space offers ample natural light as you relish at the sea view. From this space, you are guided to the modern kitchen.

Kitchen 8' 7" x 9' 5" (2.61m x 2.87m)

Accessed via the open plan lounge, there is a modern kitchen. Comprised of eye level and low level units, this space boasts stone work tops that house an integrated gas hob, an inset, elevated gas oven, inset washing machine as well as an integrated fridge and an integrated freezer. With a plethora of storage units, this space is finished with recessed spot lighting, stone tiled flooring and matching stone splashback wall tiling.

Bedroom One 17' 4" x 9' 7" (5.28m x 2.92m)

Accessed via the entrance hallway, there is the master bedroom. Finished with carpet flooring and painted walls, this space features a built in wardrobe unit as well as a double glazed window that provides scenic seafront views. From this space, there is a further door that leads to the en-suite shower room.

En Suite Shower Room 4' 10" x 6' 3" (1.47m x 1.90m)

Accessed via the master bedroom, there is a three piece shower room suite. Comprised of a corner shower with sliding door, a wall mounted, low level W/C and wall mounted hand wash basin, this space also benefits from a fitted, heated towel rail as well as a wall mounted storage unit, complete with a mirror. This space is finished with stone tiled flooring, recessed spot lighting and tiled walls.

Bedroom Two 12' 4" x 8' 1" (3.76m x 2.46m)

Accessed via the entrance hallway, there is a secondary, double bedroom. Finished with carpet flooring and painted walls, this space offers a double glazed window towards the front elevation of the property that provides scenic views of Southend Seafront.

Bathroom 5' 3" x 7' 9" (1.60m x 2.36m)

Accessed via the entrance hallway, there is a three piece bathroom. Comprised of a paneled bath, a wall mounted, low level W/C and a wall mounted sink, this space benefits from a wall mounted mirror unit. Finished with tiled effect flooring, tiled walls and recessed spot lighting.

Balcony 12' 2" x 4' 7" (3.71m x 1.40m)

Accessed via the lounge, there is a balcony towards the front elevation that provides spectacular views of Southend Seafront.

Off Street Parking

Towards the rear of the compound, there is a secure, gated car park that offers one allocated space for the property as well as visitors parking for family and friends.







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 | 81 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tax Band for this property is: **E**
 EPC rating for this property is: **B**
 Tenure of the property is: **Leasehold**

If **Leasehold**, the remaining lease term is approximately: 177 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.