

Two Bedroom Ground Floor Flat For Sale - **£235,000**

Hamstel Road Southend-On-Sea SS2 4PF



KEY FEATURES

- Ground Floor Flat
- Two Bedrooms
- Equipped Shower Room
- Spacious Lounge
- Utility Room
- Garage with Off Street Parking at the rear
- Tranquil Rear Garden
- Local to Shops, Eateries and Popular Transport Routes
- No Onward Chain
- Share of Freehold

Description

50% Share of Freehold! 150 Year Lease! Charmingly Tranquil, Two Bedroom, Ground Floor Flat! Belle Vue are happy to present this well loved property to the sales market. Boasting direct access to a private rear garden, this property provides a deceptively spacious lounge area with a stunningly bright bay window, a good sized master bedroom with views into the garden, a secondary bedroom with built in storage, an equipped kitchen, a shower room and a utility space alongside a garage towards the rear of the plot. Envidable for it's prime location with schools, local eateries and shops on your doorstep, this property is close by to popular transport links such as Southend East Train Station whilst just a short drive from Southend City Center and Southend Seafront. With off street parking and no onward chain, early viewing is advised!

Accommodation

Hallway

Entering the property from the communal porch, you are welcomed into the entrance hallway. With carpet flooring and wallpapered walls, this space benefits from a dado rail as well as a coved ceiling, a ceiling rose and built in storage cupboards. From here, there are doorways leading to the master bedroom, lounge and inner hallway.

Lounge 17' 5" x 14' 0" (5.30m x 4.26m)

Accessed via the entrance hallway, there is a spacious lounge. Perfect for hosting friends and family or even just for a cosy night in, this space features a decorative fireplace mantle as well as a double glazed bay window towards the front elevation. Finished with carpet flooring and wallpapered walls, this space benefits from two fitted radiators as well as a ceiling rose.

Bedroom One 12' 11" x 11' 5" (3.93m x 3.48m)

Accessed from the entrance hallway, there is the master bedroom. Finished with carpet flooring and wallpapered walls, this space benefits from a fitted radiator as well as a coved ceiling and a double glazed window towards the rear elevation of the property.

Inner Hallway

Accessed from the entrance hallway, there is a further hallway that leads to the kitchen and secondary bedroom. Finished with carpet flooring and wallpapered walls, this space benefits from a fitted radiator.

Bedroom Two 9' 2" x 7' 7" (2.79m x 2.31m)

Accessed via inner hallway, you are guided into the second bedroom. Finished with carpet flooring and wallpapered walls, this space benefits from built in storage as well as a fitted radiator as well as a double glazed window towards the rear elevation of the property.

Kitchen 9' 1" x 5' 8" (2.77m x 1.73m)

Accessed via the inner lobby, you are led into the kitchen. With wood effect flooring, this space is comprised with both eye level and low level units whilst benefiting from amenities such as an oven, hob and sink. With a double glazed window towards the side elevation, there is a door leading to the shower room and a further door leading to the utility space.

Shower Room 9' 1" x 4' 4" (2.77m x 1.32m)

Accessed via the kitchen, there is a three piece shower room. Comprised of a shower cubicle, a low level W/C and a pedestal sink, this space benefits from a fitted radiator as well as a double glazed, obscure window towards the side elevation as well as a single glazed, obscured window that looks into the utility space.

Utility Space 5' 3" x 11' 2" (1.60m x 3.40m)

Accessed via the kitchen, there is a utility room. With wood effect flooring and painted walls, this space benefits from a fitted radiator as well as double glazed french doors that lead into the rear garden.

Rear Garden 31' 6" x 29' 7" (9.59m x 9.01m)

Accessed from the utility space, you are welcomed into the rear garden. With patio areas to serve as outdoor dining spaced, this property is laid to lawn with access to the garage.

Garage 8' 6" x 14' 2" (2.59m x 4.31m)

Accessed via the rear garden, there is a brick built garage with an up an over door that allows access to the rear driveway.

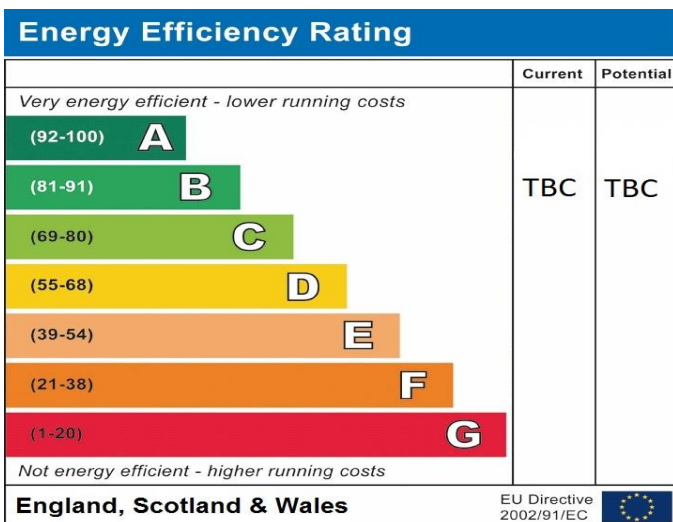




Floorplan



EPC Graph & Additional Information



Tax Band for this property is: **A**
 EPC rating for this property is: **TBC**
 Tenure of the property is: **Share of Freehold**

If Leasehold, the remaining lease term is approximately: 153 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.