

One Bedroom Ground Floor Flat For Sale - **£165,000**

**Southchurch Rectory Chase, Southend-On-Sea SS2 4XE**



## KEY FEATURES

- Ground Floor Flat
- Modern Kitchen
- Modern Bathroom
- Bright Lounge with Access to Outside Patio
- Ample Built in Storage
- Access to Communal Lounge and Gardens
- Local to Popular Travel Routes as well as Shops and Amenities
- A Short Drive from Southend Seafront
- No Onward Chain
- Off Street Parking

## Description

Exceptionally Modern, One Bedroom, Ground Floor Retirement Flat! Belle Vue are excited to welcome this rare gem of a property to the sales market. Offering a retirement in style, the interior boasts modern facilities, including a well presented shower room as well as a contemporary style kitchen. Paired with a generously sized bedroom, offering ample built in storage, as well as a spacious lounge, this home is complete with direct access to a section of patio for an outdoor seating area, overlooking the impressive grounds that this property is situated within. Located in the heart of Southchurch, this flat enjoys a secluded plot, whilst benefiting from easy access to popular travel routes as well as shops and amenities. Envious for its social aspect, this home has access to communal facilities, such as a spacious lounge, where residents can gather for entertainment as well as regular activities. Complete with off street parking, with no onward chain, early viewing is advised! Call us today to book your viewing!

## Accommodation

### Communal Entrance

From the residents car park, you will find the main entrance to the block. Via a secured front door, with an intercom system, you enter the lobby where you will find the house managers office, as well as hallways leading to the communal areas and the ground floor properties.

### Private Entrance Hallway 12' 1" x 3' 7" (3.68m x 1.09m)

Accessed via a private, wooden front door, you are welcomed into the entrance hallway. With carpet flooring and painted walls, this space benefits from a wall mounted electric heater, as well as a built in storage cupboard. With a wall mounted intercom system, occupants can communicate with the communal entrance to the block with ease. From here, there are doors leading to the lounge, bedroom and shower room.

### Lounge/Diner 18' 6" x 10' 5" (5.63m x 3.17m)

Accessed via the entrance hallway, there is an open plan lounge/diner. With carpet flooring and painted walls, this space benefits from a wall mounted electric heater as well as double glazed windows towards the rear elevation of the property, with a uPVC door leading you to the outdoor patio. There is a further doorway leading into the kitchen.

### Kitchen 7' 8" x 7' 8" (2.34m x 2.34m)

Accessed via the lounge/diner, there is a modern kitchen. Designed with a neutral colour scheme, this area is comprised of both eye level and low level units. Offering ample storage as well as housing amenities such as an oven, hob and sink, with plumbing access for a washing machine. Complete with tiled flooring and tiled walls, this space features countertop lighting.

### Bedroom 12' 8" x 9' 3" (3.86m x 2.82m)

Accessed from the end of the entrance hallway, there is a wooden door that guides you into the bedroom. With carpet flooring and painted walls, this space offers generous accommodation with ample storage via built in units, as well as a built in wardrobe with mirrored, sliding doors. Welcoming plentiful natural light, this space benefits from a double glazed window towards the rear elevation, as well as a wall mounted, electric heater.

### Shower Room 7' 0" x 5' 9" (2.13m x 1.75m)

Accessed from the entrance hallway, there is a wooden door that allows access into the shower room. Envious for its modern interior, this space is finished with tiled flooring and tiled walls. Comprised of a corner shower cubicle, a low level W/C and a wall mounted sink, this space is complete with a wall mounted, heated towel rail as well as a wall mounted mirror and an extractor.

### Communal Lounge

Within the block, there is an expansive lounge that allows for residents to gather for social events such as coffee mornings. Offering a variety of seating, there is a kitchen area for making hot drinks, and a further door that leads into the communal gardens.

### Communal Gardens

Within the communal lounge, there are a set of doors that leads into the communal gardens. Offering a variety of outdoor seating, this space allows residents to enjoy the impressive grounds that the block has to offer.

### Off Street Parking

The block offers a residents car park that also includes a selection of visitors parking.









## 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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## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

If **Leasehold**, the remaining lease term is approximately: **62** 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.