

Two Bedroom Terraced House For Sale - **£275,000**

**Brighton Avenue, Southend-On-Sea SS1 2QN**



## KEY FEATURES

- Two Double Bedrooms
- Southchurch Village Location
- Close to Shops, Schools & Station
- Double Glazed
- Central Heating
- West Backing
- Lean-To/Utility Space
- Quiet and Idyllic Location
- No Onward Chain
- Viewing Advised

## Description

**NO ONWARD CHAIN! Calling First Time Buyers!**  
**Bright and Dreamy Two Bedroom Terraced House!**  
Belle Vue are happy to welcome this charming property to the sales market. Situated within the highly sought after Southchurch Village, this property is conveniently located just minutes from local shops, amenities and eateries, as well as just a short walk from popular transport routes such as Southend East Train Station, providing ease of access for London routes. The ground floor welcomes you into a open plan lounge diner, boasting wooden flooring for a cosy and rustic feel. From here, there is further access to a fully equipped kitchen, a three piece, modern bathroom suite and a lean-to/utility space that leads into the quaint rear garden, offering a tranquil retreat into nature. With a rising staircase leading to the first floor, there are two, well balanced bedrooms to provide ample accommodation. All whilst just a short drive from popular schools, Southend City Center and Southend Seafront, this property is perfect for those days out in the city, enjoying all the amusements Southend has to offer. Early viewings are advised!

## Accommodation

### **Entrance Hallway** 13' 0" x 2' 8" (3.96m x 0.81m)

Via a wooden front door, you are welcomed into the entrance hallway. With wood flooring and painted walls, this space is completed with a dado rail, picture rail, fitted radiator and a built in storage cupboard. From here there are doors leading to the open plan lounge diner.

### **Open Plan Lounge/Diner** 20' 5" x 10' 0" (6.22m x 3.05m)

From the entrance hallway, you are welcomed into the open plan lounge diner. With wood effect flooring and painted walls, this space is complete with decorative features such as a picture rail, textured ceiling and coved ceiling. Boasting a large double glazed window towards the front elevation, this space benefits from fitted radiators, whilst providing access to the lean-to/utility, kitchen and a rising staircase leading to the first floor.

### **Kitchen** 7' 10" x 7' 7" (2.39m x 2.31m)

From the open plan lounge diner, you are welcomed into the kitchen. With tiled flooring and painted walls, this space is complete with eye level and low level units that house amenities such as a integrated oven, plumbing access and a stainless steel sink alongside an extractor. With a double glazed window towards the side elevation, there is a further door leading to the bathroom.

### **Bathroom** 5' 8" x 7' 6" (1.73m x 2.28m)

From the kitchen, you are welcomed into the three piece, modern bathroom suite. With tiled flooring and complimentary tiled walls, this space is comprised of a low level W/C, a pedestal hand wash basin, a wall mounted shower, a paneled bath and a shower screen. Complete with a fitted radiator and two double glazed, obscured windows to the rear elevation, this space benefits from a wall mounted, mirrored storage unit.

### **Lean-To/Utility Room** 9' 5" x 4' 8" (2.87m x 1.42m)

From the lounge, you are welcomed into an additional lean-to/utility space. With tiled flooring, this space benefits from ample natural light and has a further uPVC door leading into the rear garden.

### **First Floor Landing**

From the rising staircase, you are welcomed onto the first floor landing that has further doors leading to the bedrooms.

### **Bedroom One** 11' 10" x 9' 4" (3.60m x 2.84m)

From the rising staircase, you are welcomed into the master bedroom. With wood flooring and painted walls, this space benefits from two, double glazed uPVC windows, as well as decorative features such as a cast iron fireplace. Ticking all the boxes, this space is made complete with built in wardrobes to the alcoves and a fitted radiator.

### **Bedroom Two** 10' 5" x 10' 2" (3.17m x 3.10m)

From the first floor landing, there is a second bedroom. With wood floor and painted walls, this space benefits from a cast iron fireplace, a fitted radiator and a double glazed window towards the rear elevation.

### **Rear Garden** 21' 9" x 14' 3" (6.62m x 4.34m)

From the lean-to/utility room, you are welcomed into the west backing rear garden. With flowerbeds to side elevation, the remainder of the garden is laid to lawn with a section of patio by the uPVC doors.







## Floorplan



## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **B**  
 EPC rating for this property is: **D**  
 Tenure of the property is: **Freehold**



## 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.