

**SCOTT &
STAPLETON**

ALEXANDRA ROAD
Southend-On-Sea, SS1 1HD
Offers In Excess Of £350,000





ALEXANDRA ROAD

SOUTHEND-ON-SEA, SS1 1HD

£350,000

Scott & Stapleton & privileged with instructions to offer for sale this quirky and extraordinary detached house which has recently undergone a complete redevelopment of the highest standard.

This super property has been completely transformed and now offers a good size 1 bedroom detached house with large open plan living space to the ground floor including a 20'9 x 14'5 lounge/dining area, open plan luxury kitchen with integrated appliances plus a utility room & stunning, opulent bathroom. To the first floor is the bright & airy bedroom 20'9 x 14'5 with access to the sunny, south facing balcony.

There is also the further attraction of a good size, secluded rear garden plus off street parking for 2 cars to

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There is also the further attraction of a good size, secluded rear garden plus off street parking for 2 cars to the front.

Situated in the highly desirable Southend Conservation area the property is within yards of the bowling green & Prittlewell Square whilst Southend city centre, stations & seafront and all within a short walk.

A fabulous opportunity to purchase a true one off, turn key property of the highest quality. This would make a brilliant bolt hole, downsizing option or even investment opportunity as a short term holiday let.

Offered with vacant possession & no onward chain an early internal inspection is essential.



Accommodation comprises

Part double glazed entrance door with adjacent double glazed window leading to lounge/diner.

Lounge/dining area

6.32m x 3.48m (20'9 x 11'5)

Two double glazed windows to front. Karndeane herringbone fitted flooring with underfloor heating, two wall light points. Open plan to kitchen area.

Kitchen area

3.23m x 2.18m (10'7 x 7'2)

Luxury range of newly fitted Shaker style base & eye level units with integrated fridge/freezer, dishwasher, electric oven, gas hob & extractor fan. Quartz worktops with inset Butler sink & brass mixer tap, tiled splashbacks, Karndeane herringbone fitted flooring with underfloor heating, ceiling spotlights. Door to utility room.

Utility room

1.65m x 0.76m (5'5 x 2'6)

Space for washing machine, hot water cylinder, Karndeane herringbone fitted flooring with underfloor heating.

Ground floor bathroom

2.03m x 1.88m (6'8 x 6'2)

Luxury white suite incorporating freestanding bath with mixer tap, shower attachment & glass screen, low level WC & pedestal wash hand basin. Fully tiled floor & walls, heated towel rail & underfloor heating, ceiling spotlights.

First floor master bedroom

6.32m x 4.39m max (20'9 x 14'5 max)

Incredibly bright & airy room with Velux style windows to front & rear plus further double glazed window & double glazed door to rear on to balcony. Radiator, two wall light points.

Balcony

2.90m x 1.91m (9'6 x 6'3)

Sunny, south facing balcony with decked floor, spotlights, outside power points.

Rear garden

Secluded, south facing rear garden recently turfed and fully fenced. Approx. 500 sq ft.

Front garden

Block paved front garden with off street parking for 2 vehicles, outside lighting & tap, block paved path to entrance door & garden with outside lighting.

N.B

We believe this would be an ideal investment opportunity as a short term holiday let which Scott & Stapleton have had experience in managing for many years. We would expect this property to rent at at least £150 per night with an 80% occupancy rate given a gross annual income of approx. £45,000 per annum, or just over 11%. For more information please contact us.



While every effort has been made to ensure the accuracy of the description contained herein, representations of fact, figures, names and other data are not to be construed as an offer of any financial product or service. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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