

**DEDMAN
GRAY**

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Apartment 6 (Loft Penthouse) 119 High Street, Southend on Sea

£485,000



Brand new city centre 3-bed penthouse with open-plan living, balcony, ample natural light, 2 en-suites, off-street parking, secure entry, and city views. AI-fresco dining on main balcony and terrace. One parking space included. No onward chain - a rare city property gem.

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Brand New Penthouse Apartment
- Spacious 3 bedroom apartment
- Lounge/Kitchen/Diner with balcony
- 2 en-suite shower rooms
- Off street parking
- City centre location
- Entryphone system
- Own balcony
- No onward chain

Entrance Main entrance door with a security Entrance system, stairs leading to the top floor and further hardwood entrance door which leads to:

Landing Tiled floor, smooth plastered ceiling with down lighters, stairs leading down to bedroom and a further staircase leading to a further bedroom.

Bedroom 3 / Office 9' 6" x 8' 7" (2.90m x 2.62m)

Double glazed sliding patio doors leading to a balcony with estuary views, wall mounted electric radiator, new carpets, double glazed window to side, smooth plastered ceiling with downlighters

Lounge/Kitchen/Diner 29' 1" x 13' 6" (8.86m x 4.11m)

increasing to 16'6 and narrowing further to 10'1 - Large and spacious room with double sliding patio doors giving access to your own private balcony, a further obscure double glazed door with stairs down to your own roof terrace with glass balustrade, new carpets, smooth plastered ceiling with down lighters, 2 electric wall radiators and open plan to the KITCHEN AREA which has a double glazed window, a range of base and eye level units with built in Miele coffee machine, microwave and oven with separate grill above, stainless steel sink unit with mixer taps inset to granite worktop, below plumbing for a Bosch dishwasher, a wine cooler, integrated Miele fridge/freezer and a 4 ring electric NEFF hob with extractor fan over and small breakfast bar area.

Lower floor landing Tiled floor with wall mounted electric heater, smooth plastered ceiling with downlighters, built in cupboard housing the electric box and solar power unit, further storage cupboard housing the cylinder.

Large WC Obscure double glazed window, low flush WC, vanity unit with mixer taps, plumbing for a washing machine and wall mounted electric radiator, smooth plastered ceiling with downlighter





Bedroom 2

11' 7" x 10' 7" (3.53m x 3.23m)

Double glazed full length windows, new carpet, wall mounted electric radiator, smooth plastered ceiling with downlighters and door to

En Suite Shower Room Obscure double glazed window, shower cubicle with mixer taps and shower attachment with rainfall shower over, low flush WC, vanity unit with mixer taps, tiled floor and walls, wall mounted electric radiator, smooth plastered ceiling with down lighters.

Top Floor Landing Tiled floor, smooth plastered ceiling, good size storage cupboard.

Bedroom 1 16' 1" x 10' 8" (4.90m x 3.25m)

Full length double glazed window to rear and further double glazed window to side, wall mounted electric radiator, smooth plastered ceiling with downlighters and door to

En suite shower room Obscure double glazed window to rear, shower cubicle with mixer taps and shower attachment and further rainfall head over, vanity unit with mixer taps, low flush WC, wall mounted electric radiator, tiled floor and walls, smooth plastered ceiling

Balcony

Access from the Lounge/kitchen/diner and bedroom 3 / study to the main balcony and a further door leading to its own small terrace area.

Off street

1 Parking Space

The vendor advises the property comes with one parking space





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