



* PRIVATE GARDEN * MOMENTS FROM TRAIN STATION, BEACHFRONT AND TOWN CENTRE * TWO BEDROOM GROUND FLOOR FLAT * REDECORATED INSIDE AND OUT * NEW FLOORING AND BOILER * This two bedroom ground floor flat is complete with a kitchen-diner, bay fronted lounge, two bright bedrooms, a three-piece bathroom and a private garden. The location is nearby to the train station, town centre, beachfront and Southend Pier and is close by to amenities and bus links. The property is offered with no onward chain and has a new boiler and carpets fitted.

- Short walk to the train station
- Moments from the beachfront and town centre
- Redecorated interior and exterior
- New flooring throughout
- New boiler installed
- Three-piece bathroom suite
- Kitchen-diner
- Bay fronted lounge
- Two bedroom ground floor flat
- No onward chain

Albert Road

Southend-On-Sea

£180,000



Albert Road



Frontage

Completely redecorated exterior with rendered wall and a pathway leading to a communal front door.

Private Entrance Hall

Understairs storage cupboard, skirting and new carpet.

Lounge

14'0" x 11'6"

UPVC double glazed bay-fronted window, radiator, skirting and new carpet.

Kitchen-Diner

11'3" x 9'1"

UPVC double glazed door and window to side aspect for garden access, kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap, space for appliances, new boiler installed, radiator, skirting and wood effect lino flooring.

Master Bedroom

11'7" x 9'3"

UPVC double glazed window to rear aspect, radiator, skirting and new carpet.

Second Bedroom

9'10" x 8'8"

UPVC double glazed window to rear aspect, radiator, skirting and new carpet.

Three-Piece Family Bathroom

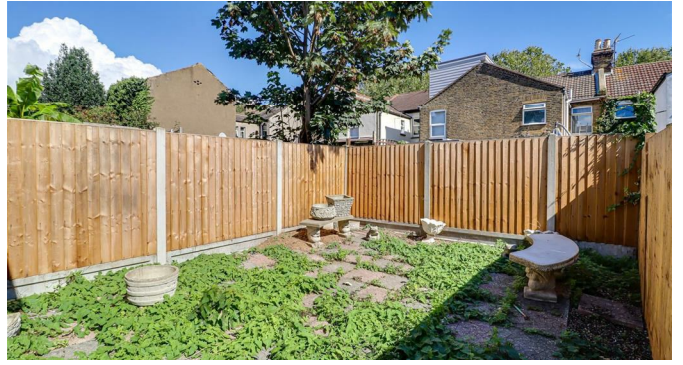
7'3" x 5'5"

Obscured UPVC double glazed window to side aspect, three-piece suite comprising; low-level w/c, pedestal wash basin with chrome taps,

bath with shower over, partially tiled walls, radiator, skirting and wood effect lino flooring.

Private Garden

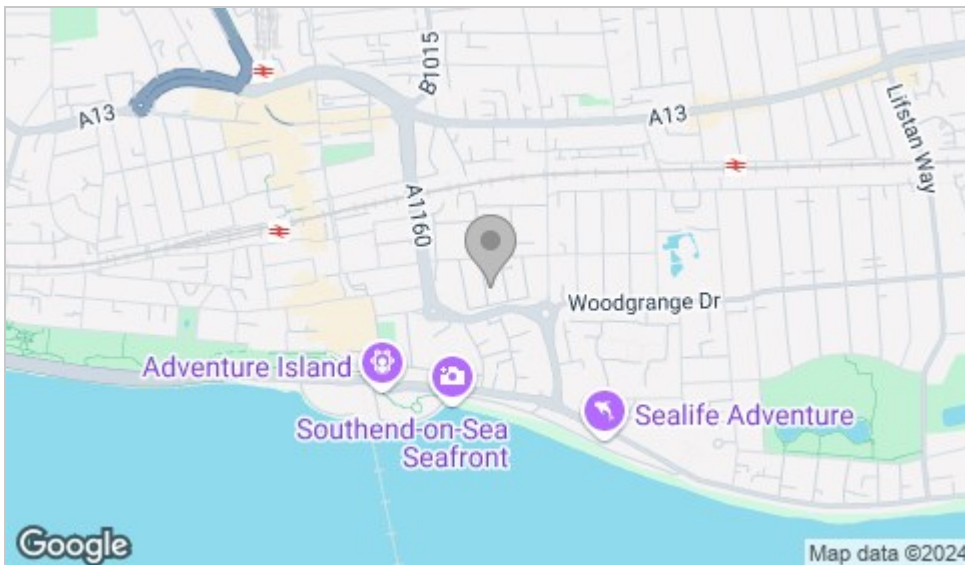
Paved garden with new fencing all around.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		