



\* £260,000- £280,000 \* Nestled in the charming St. Benets Road in Southend-on-Sea, this delightful apartment offers a perfect blend of comfort and style. As you step into this ground floor property, you are greeted by its own front door, ensuring privacy and convenience. The apartment boasts a spacious open plan layout, combining the lounge and kitchen diner seamlessly. The design is both impressive and practical, offering a versatile space for relaxing and entertaining. The large bay fronted master bedroom adds a touch of elegance, providing a peaceful retreat at the end of the day. The contemporary three-piece bathroom is not only stylish but also functional, featuring inset shelving and storage cupboards for your convenience. Additionally, the property comes with allocated parking just in front of the flat, making it easy for you and your guests to park with ease. If you are looking for a modern one-bedroom flat that exudes charm and comfort, this apartment on St. Benets Road is the perfect choice. Conveniently located, this apartment is a stone's throw away from Prittlewell Station, providing easy access to London Liverpool Street. For nature lovers, Jones Memorial Grounds and Priory Park are within a short walk, offering a tranquil escape from city life. And when you're in the mood for shopping or dining out, Southend High Street is just a leisurely stroll away.

- Next generation apartment meeting latest new build regulations
- Front Ground floor apartment
- Through kitchen lounge diner with integral appliances
- Parking at the front of the building, just outside your bedroom window
- NHBC New Build Warranty
- Extremely energy efficient, low maintenance building
- Spacious double bedroom
- Stunning fully tiled bathroom with inset shelving and storage cupboard
- Access via own front door and not a communal area
- Doorstep to Prittlewell Station and a short walk to Priory Park and Jones Memorial Grounds

## St. Benets Road

Southend-On-Sea

**£260,000**

Price Guide



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# St. Benets Road



## Frontage

Block paved driveway with allocated parking space for one vehicle.

## Open Plan Hallway, Lounge and Kitchen-Diner

23'0" > 8'5" x 19'4" x 10'8"

Smooth ceiling with inset spotlights, new composite entrance door to the front, double glazed bay windows to the front with a wall hung radiator, laminate flooring, open plan to:

## Kitchen-Diner

14'4" x 11'4"

Smooth ceiling with inset spotlights, kitchen comprising of; wall and base level units with a square edge laminate worktop, Bosch oven and grill with a Bosch four ring induction hob with an extractor fan above, sink and drainer with a chrome mixer tap, integrated Bosch microwave, integrated Bosch dishwasher, integrated Bosch washer dryer, laminate flooring, wall hung radiator, cupboard housing the electric boiler and fuse board, double glazed windows to the rear overlooking the car park, UPVC double glazed door to the rear leading out to the car park.

## Bedroom

14'7" into the bay x 12'7"

Smooth ceiling with a pendant light, double glazed bay windows to the front, wall hung radiator, carpet.

## Three Piece Bathroom

8'2" x 7'1"

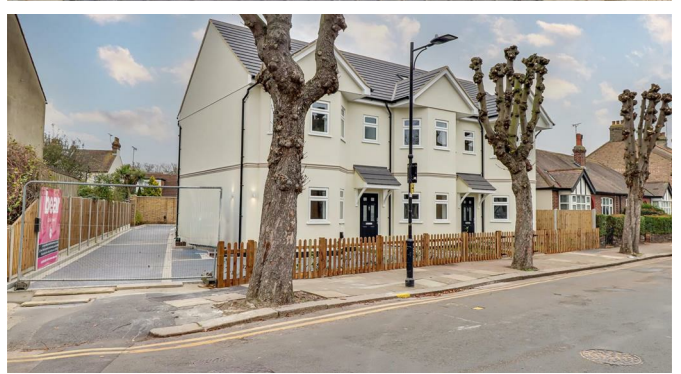
Smooth ceiling with inset spotlights, extractor fan, P-shaped bath with a rainfall head and a

shower attachment, inset shelving and a storage cupboard, vanity unit wash basin, low-level w/c, wall hung chrome heated towel rail, matt tiled floor, gloss tiled walls.

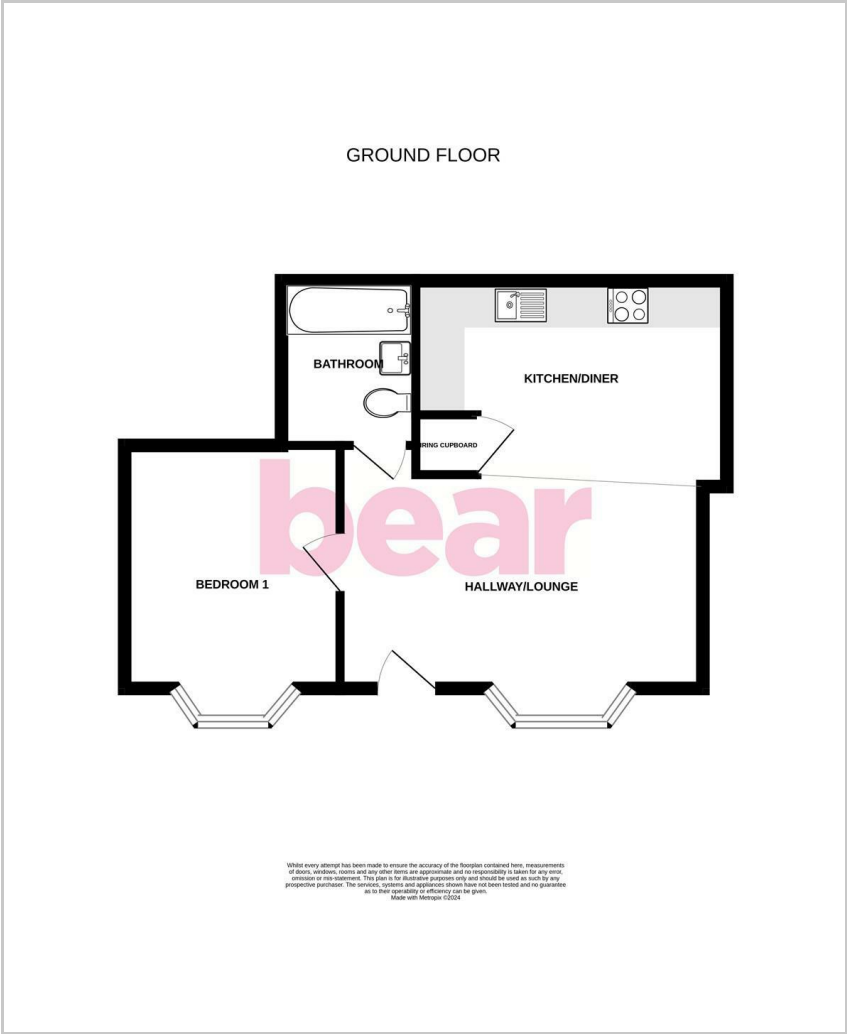
## Agents Notes:

PLEASE NOTE: This is the only flat that has parking at the front of the building, just outside your bedroom window.





# 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.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

