



\* LARGE DOUBLE-FRONTED GROUND FLOOR FLAT \* DIRECT ACCESS TO GARDEN \* DOUBLE BEDROOMS \* POTENTIAL FOR PARKING S.T.P. \* NO ONWARD CHAIN \* Huge double fronted, ground floor flat with direct access to a private garden and potential for parking subject to planning. The accommodation is comprised of; a frontage with potential for parking like some of the neighboring homes subject to consents, an entrance hall with storage cupboard, a bright bay-fronted reception room, two double bedrooms one with storage, a three-piece bathroom and a fitted kitchen with direct access to the private garden, complete with its own outbuilding. The location offers quick access to the A127 and Southend Airport, as well as a range of amenities and transport links, including only a walk to the airport train station for its links to London Liverpool Street. Southend's beachfront is a short drive away, as well as the High Street and the favoured Eastwood Academy is within the school catchment, with the grammar schools being a walk away. The home has huge potential for renovation and is especially spacious. It's offered with no onward chain and is available to view now!

- Large double fronted flat
- Ground floor with direct access to the garden
- Walk to the airport station for London commuters
- Bay-fronted reception room
- Huge scope for renovation
- Private rear garden
- Potential for parking s.t.p.
- Three-piece bathroom
- Double bedrooms
- No onward chain

## Rochford Road

Southend-On-Sea

**£200,000**





# Rochford Road



## Frontage

Huge potential for parking subject to planning as both front lawn sections are property of the ground floor flat, there is also gated side access to the private rear garden and an overhanging front porch with a UPVC double glazed obscured front door with sidelight leading to:

## Entrance Hallway

Large storage cupboard, radiator, skirting and carpet.

## Lounge-Diner

14'5" × 13'9"

UPVC double glazed bay fronted window, tiled fireplace surround, double radiator, skirting and carpet.

## Bedroom One

12'11" × 12'0"

UPVC double glazed rear window, built-in wardrobe, double radiator, skirting and carpet.

## Bedroom Two

12'11" × 9'8"

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

## Three-Piece Family Bathroom

8'3" × 5'4"

Obscured UPVC double glazed rear window, low-level WC, bath with shower over, wall-mounted wash basin with chrome taps, floor to ceiling wall tiling, radiator and lino flooring.

## Kitchen

9'10" × 9'4"

UPVC double glazed rear door and window as well as a secondary window to side aspect,

farmhouse style kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome taps, space for a range of appliances, partial wall tiling, wall-mounted boiler, coving, skirting and tile effect lino flooring.

## Private Rear Garden

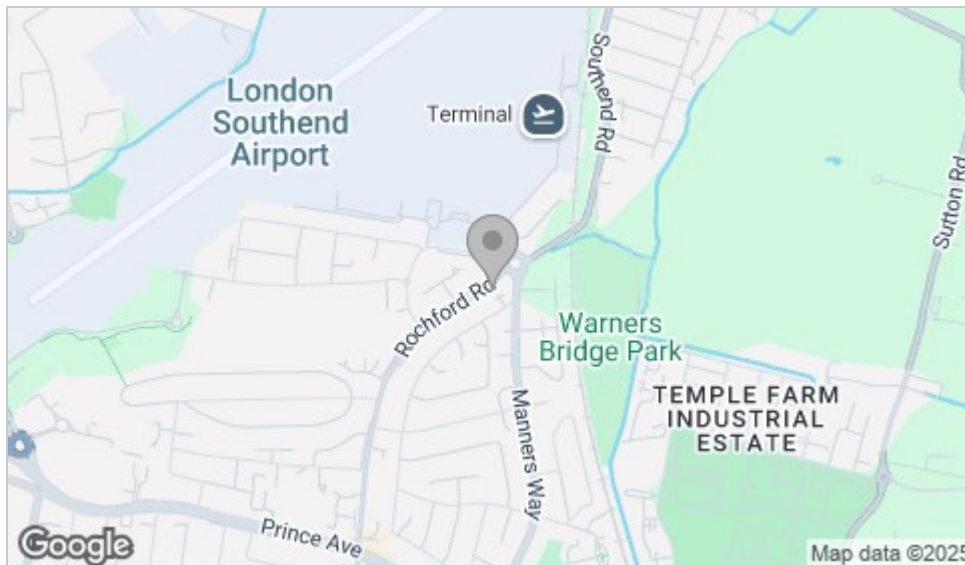
Low-maintenance garden with paving, fencing, gated side access to front of the property and an outbuilding.



## 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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## Energy Efficiency Graph

