



Boscombe Road | | Southend-On-Sea | SS2 4JP

£270,000

CROWN
GROUP ESTATES



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Charming First Floor Flat on Boscombe Road, Southend-On-Sea

Nestled on the sought-after Boscombe Road in Southend-On-Sea, this beautifully refurbished first-floor flat offers the perfect blend of period charm and modern convenience. Spanning an impressive 97.3 sqm (1,047 sqft), this spacious residence is ideal for first-time buyers, families, commuters, or investors.

Boasting three well-proportioned bedrooms, a bright and airy reception room, and a stylish bathroom with high-quality Grohe fittings, this home offers both comfort and practicality. The newly refurbished integrated kitchen features modern appliances, providing an ideal space for cooking and entertaining.

Originally built in 1915, the property retains much of its original character, with period features adding elegance and charm. Recent refurbishments enhance its appeal, offering a seamless mix of traditional and contemporary living.

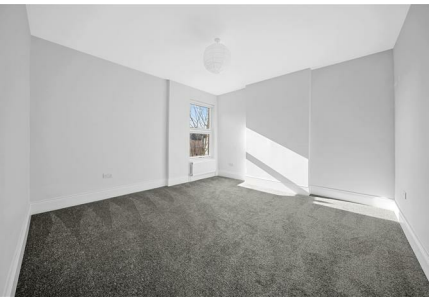
Located in a vibrant area, residents enjoy easy access to local amenities, including shops, parks, and schools—making it a great choice for families. Excellent transport links ensure a convenient commute to nearby towns and cities.

In summary, this delightful Boscombe Road flat presents a fantastic opportunity to own a stylish and spacious home in a prime Southend-On-Sea location. Whether you're looking to settle down or invest, this property is not to be missed.

- Open Plan Kitchen/Lounge
- Three Double Bedrooms
- Long Lease Remaining
- Close to High Street
- Ground Floor Maisonette
- 0.4 Miles to Southend East Station
- Walking Distance To Southend East Station
- Some original period features
- Own Garden
- Gas Central Heating



Crown Group Estates is an RICS-regulated firm providing expert property services, including sales, acquisitions, and valuations. Whether you're buying or selling, our professional guidance ensures a smooth and informed transaction. Speak to our team today to discuss your property needs.



Open Plan Kitchen Lounge

21'8" x 17'0" (6.62m x 5.20m)

A spacious open-plan living area measuring 21'9" x 17'1" (6.62m x 5.20m), featuring a modern integrated kitchen with sleek appliances. Large windows allow for plenty of natural light, enhancing the bright and airy feel.

Bedroom 1

15'8" x 12'10" (4.80m x 3.92m)

The largest bedroom at 15'9" x 12'10" (4.80m x 3.92m), offering generous space for a double bed and additional furnishings. A well-proportioned retreat with high ceilings and period charm.

Bedroom 2

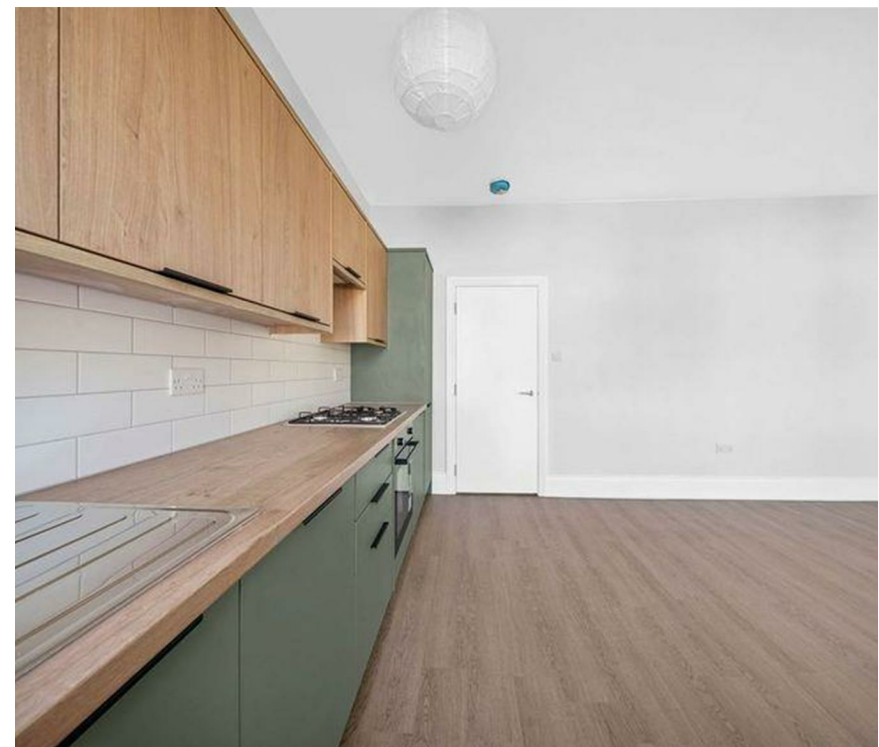
9'10" x 9'7" (3.01m x 2.93m)

Measuring 14'0" x 9'1" (4.26m x 2.78m), this comfortable bedroom is ideal as a guest room or home office. Features a rear aspect with easy access to the garden.

Bedroom 3

13'11" x 9'1" (4.26m x 2.78m)

A versatile room at 9'11" x 9'7" (3.01m x 2.93m), perfect for a child's room, study, or additional guest accommodation. Well-proportioned with a peaceful atmosphere.



Bathroom

9'10" x 8'0" (3.00m x 2.45)

A stylish and contemporary 9'10" x 8'0" (3.00m x 2.45m) bathroom featuring Grohe fittings, a bathtub, and a separate shower. Designed with modern convenience and elegance in mind.

Storage

A compact yet practical storage space. Ideal for keeping household essentials, cleaning supplies, or additional belongings neatly tucked away.

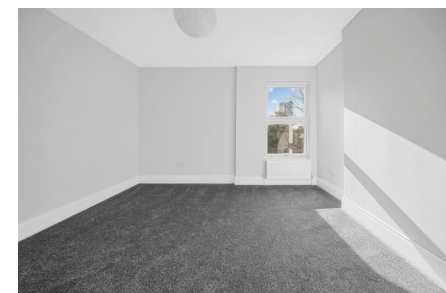
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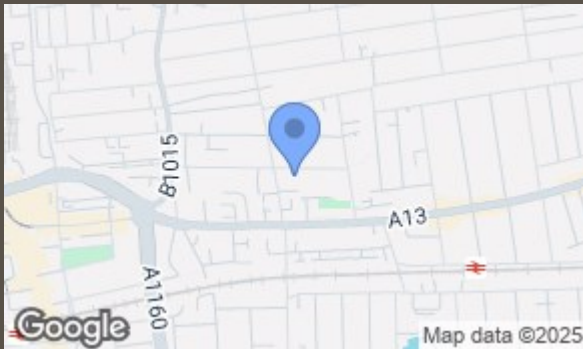
This property is being marketed by Crown Group Estates, of which the seller is a director/owner.



Before committing to a purchase, ensure you know the true condition of the property. We offer RICS Level 2 and Level 3 Surveys, providing expert insight into potential defects and risks. Contact us today to book your survey and buy with confidence.

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Directions: The property is located on Boscombe Road, just a short walk from Southend East Station. If traveling by car, follow Sutton Road and turn onto Boscombe Road. There is street parking available nearby. For public transport, the nearest bus stop is located on Southend East Station.



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	

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