



LIFSTAN WAY

SOUTHEND-ON-SEA, SS1 2YA

GUIDE PRICE £270,000
LEASEHOLD - SHARE OF
FREEHOLD

** LOCATED A STONES THROW FROM THE SEAFRONT AND SOUTHCHURCH PARK - OWN GARDEN, GARAGE, PARKING & SHARE OF THE FREEHOLD - GUIDE PRICE £270,000-£290,000 ** RP&C Estate Agents are delighted to offer for sale this well presented first floor flat with two bedrooms. The property is presented in great order and benefits from a large kitchen/diner and direct access to its own garden. There is also a modern bathroom, bright and airy decor throughout and the property sits just moments away from the iconic Southchurch Park. Great c2c rail links are also close by and so too is the seafront. Internal inspection comes highly recommended.

RP&C.
RICKY, PLANT & CHEN-PORTER

LIFSTAN WAY

- Incredible location close to Southchurch Park and Seafront
- Sizeable first floor flat with two bedrooms and potential to extend (STPP)
- Bay fronted lounge offering sea glimpses
- Well proportioned kitchen/diner
- Garage and parking to the rear
- Direct access to a private garden
- Boasting a 50% share of freehold with a long 999 year lease term
- West facing balcony offering sea views
- Close to Southend East rail links into Central London (c2c line)
- Fantastic first time purchase or downsize



Communal Entrance Hallway

Landing

Loft access hatch. Access to:

Lounge

Double glazed bay window to the front aspect with sea glimpses. Feature fireplace.

Kitchen/diner

This modern kitchen comprises a range of base, full height and eye level storage units complimented by the square edge work surfaces with inset sink and mixer tap. Integrated oven under Inset hob under extractor. Other integrated appliances include fridge-freezer and washing machine. Full height utility storage unit. Wall mounted combi-boiler housed in cabinet. Breakfast bar with space for stools. Window to the rear aspect. Part glazed door opens onto steps that lead down to:

Bedroom One

12' 4" x 12' 8")

Double glazed window to rear. Further loft hatch.

Bedroom Two

Double glazed window to the front aspect beside courtesy door that opens onto the west facing balcony with sea views and views across Southchurch Park.

Modern Bathroom/w.c

Part tiled room comprising of a 'P' bath with shower above and screen, pedestal wash hand basin and

low level w.c. Obscure glazed window to the side aspect.

Garden (direct access)

The rear garden is split in two allowing for a garden area for both the flats. The garden is laid mostly to hardstanding with timber fences. Gates to the rear of the garden open onto the rear access road / the allocated garage and parking area.

Garage

Up/over door.

Agents Note

The property is being sold with a 50% share of the freehold with a remaining lease term of 999 years

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ADDITIONAL INFORMATION

Local Authority – Southend Borough Council

Council Tax – Band B

Viewings – By Appointment Only

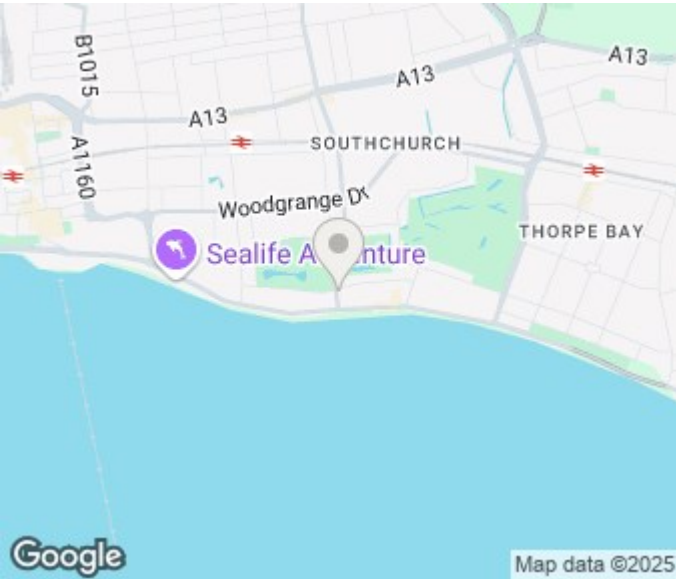
Floor Area – 600.00 sq ft

Tenure – Leasehold - Share of Freehold

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

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