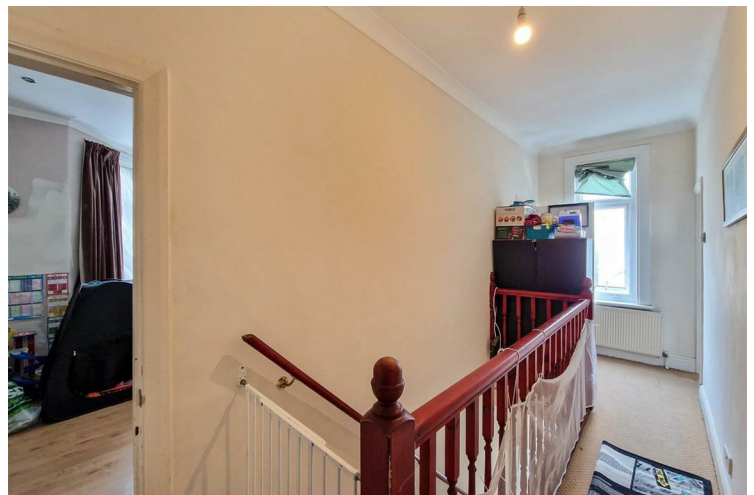




BEAUFORT STREET SOUTHEND-ON-SEA

**£170,000
LEASEHOLD**

**** MINIMAL ONWARD CHAIN - FIRST FLOOR FLAT ENJOYS A HEALTHY LEASE AND NO SERVICE CHARGE - POPULAR SOUTHCHURCH VILLAGE LOCATION - GUIDE PRICE £170,000-£180,000 **** RP&C Estate Agents are delighted to bring to the market this first floor flat with private entry. A wonderful location close to all major amenities and ample on street parking opportunities.



• Self contained first floor flat • Long lease & no service charge • Large landing & loft access • Lounge with feature bay window • Modern kitchen with feature brick block tiling • Double bedroom & modern shower room/w.c • Ample on street parking opportunities

This self-contained flat enjoys a prime residential location, offering excellent access to Southend City Centre, major rail links, local shops, and the beautiful seafront—making it ideal for first-time buyers or savvy investors alike.

The accommodation is thoughtfully laid out, beginning with a private entrance and stairs leading to a generously sized landing with loft access (partially boarded for storage). The bright and airy double bedroom provides a peaceful retreat, while the inviting lounge benefits from a charming feature bay window that floods the room with natural light. A modern fitted kitchen and contemporary shower room with WC complete the internal layout.

Further benefits include a long lease, low service charges, and ample on-street parking.

A must-see property in a sought-after location — early viewing is highly recommended.

Entrance (self contained)

Own entrance door to:

Hallway

Stairs lead to the landing and accommodation.

Spacious Landing

Access to the loft space, the loft is partly boarded, doors to all rooms.

Lounge

Feature double glazed bay window, smooth ceiling with feature coving and recessed spotlights.

Double Bedroom

Double glazed window, smooth ceiling with recessed spotlights.

Kitchen

Smooth ceiling with recessed spotlights, double glazed window. A modern kitchen comprises a range of base and wall level storage units, complemented with roll edge worktops, inset sink unit with mixer tap, four ring gas hob with extractor fan over, feature brick block tiling to walls, space for fridge/freezer, wall mounted boiler.

Shower room/w.c

Smooth ceiling with recessed spotlights, obscure double glazed window. A modern white suite comprises a sink unit, w.c, walk in tiled shower enclosure. Tiling to walls.

On Street Parking

There are multiple on street parking opportunities.

Agents Note

The annual ground rent is £10 per annum. There is no service charge. The 199 year lease commenced circa 1972/3 and has approximately 146/7 years remaining.



- Popular Southchurch Village location • Great location close to major rail links & city centre • Perfect first time buy or investment purchase





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(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

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