

OBAN ROAD
SOUTHEND-ON-SEA, SS2 4JJ

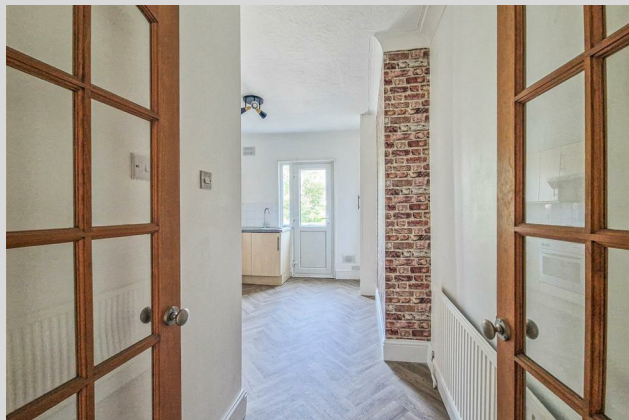
GUIDE PRICE £200,000
LEASEHOLD

**** A SUNLIT SANCTUARY WITH A WEST FACING PRIVATE BALCONY AND SHARE OF GARDEN -
LONG LEASE & EASY ACCESS TO C2C RAIL LINKS - GUIDE PRICE £200,000-£220,000 ****

RP&C.
RICKY, PLANT & CHEN-PORTER

OBAN ROAD

- Two bedroom First Floor Flat • Private Front Door with Entrance Hall • Generous Landing with Loft Access • Modern Kitchen/Diner with Garden Access • Larger-Than-Average Luxury Bathroom • Large West Facing Balcony & Stairs to Section of Garden • Stylish Bay Window Fronted Lounge • Presented to an Excellent Modern Standard Throughout • Easy access to Major c2c rail links & city centre • Long lease approximately 117 years



Step into serenity with this beautifully appointed first-floor flat, a true hidden gem bathed in natural light and poised for relaxed, contemporary living. With no onward chain, this charming home welcomes you through a private entrance, opening into a bright and characterful interior where timeless elegance meets modern convenience.

At its heart, a bay-fronted lounge exudes warmth and comfort—ideal for quiet evenings or stylish entertaining. The generous open-plan kitchen/diner flows seamlessly to a private west-facing balcony, where golden sunsets become your nightly backdrop. Descend from this elevated haven into your own low-maintenance rear garden—a tranquil escape that's yours alone to enjoy.

Comprising two bedrooms—a well-proportioned double and a versatile single—alongside a three-piece family bathroom, every inch of this residence has been thoughtfully arranged for ease and comfort.

A rare and exciting bonus: the option to purchase the freehold, offering long-term flexibility and investment appeal.

Perfectly positioned for commuters and coastal lovers alike, you'll find excellent transport links via the A127, London Road, and Southend East station with direct trains to London Fenchurch Street. With

popular shops, eateries, parks, schools, and the vibrant seafront all close at hand, this property delivers the very best of lifestyle and location.

An exceptional first home or buy-to-let opportunity—where charm, location and future potential converge.

Private Entrance

Landing

Lounge

Kitchen/Diner

Access to the west facing balcony and share of garden.

Bedroom One

Bedroom Two

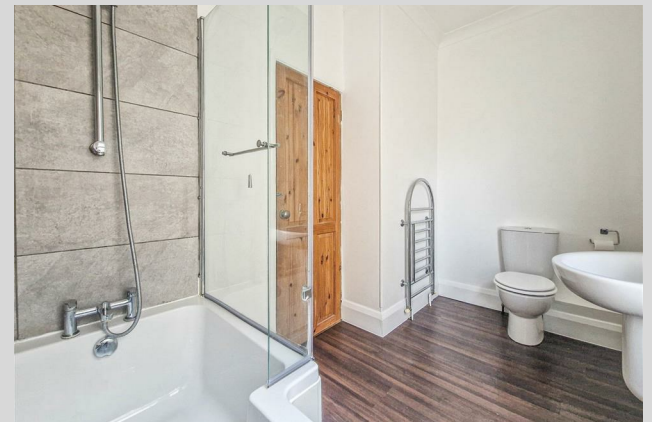
Bathroom

West Facing Private Balcony

Share Of Garden

West Facing.

OBAN ROAD





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ADDITIONAL INFORMATION

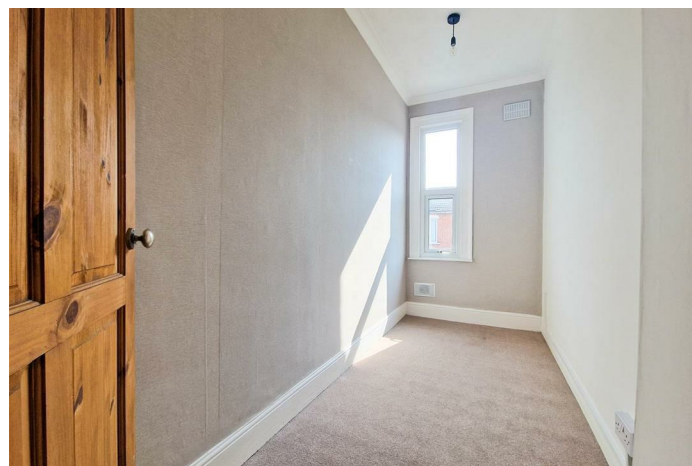
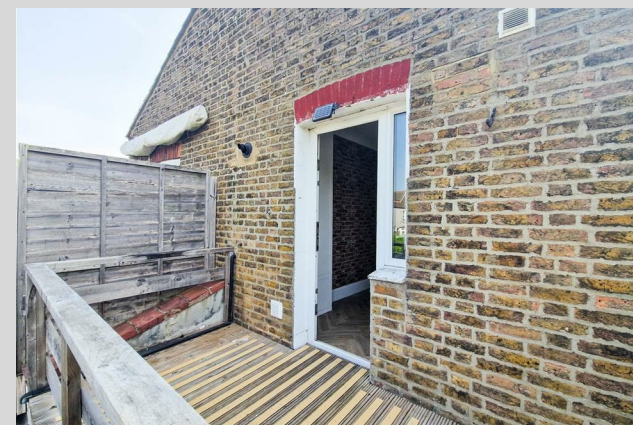
Local Authority –

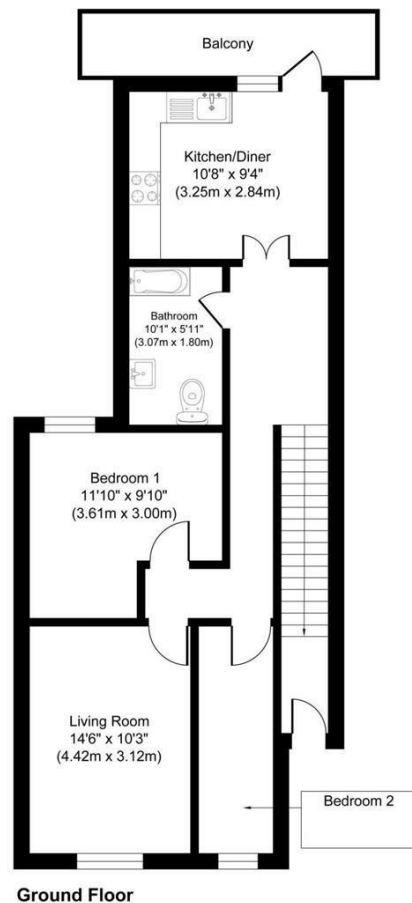
Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold





Approximate Gross Internal Floor Area 758.49 sq. ft / 70.46 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(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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