



## Tunbridge Road

Southend-on-Sea

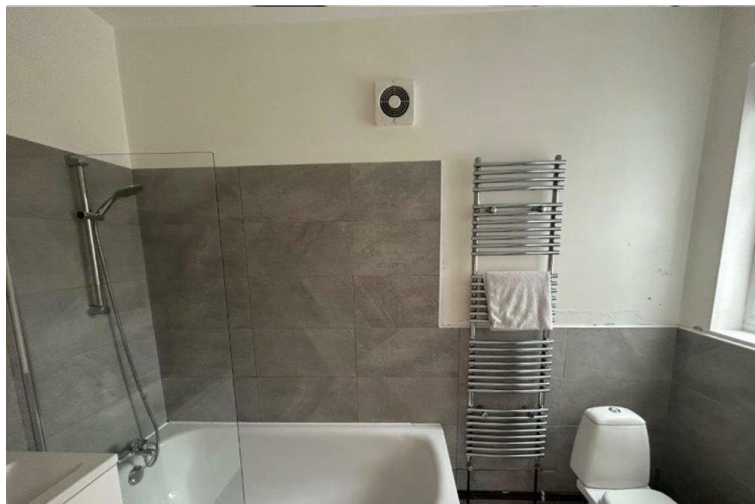
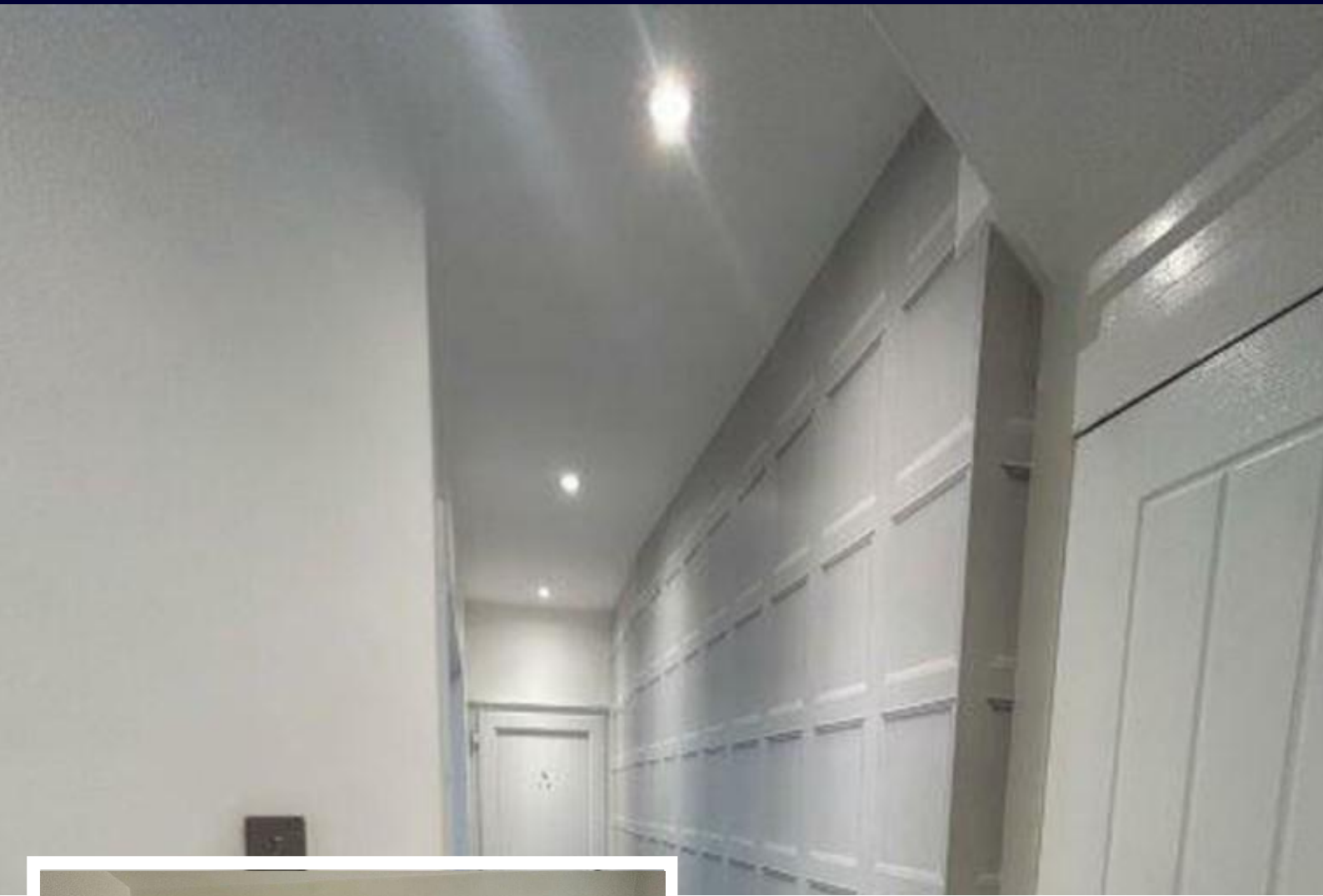
- GROUND FLOOR APARTMENT
- ONE BEDROOM
- SHARE OF FREEHOLD
- OWN REAR GARDEN & BAR AREA



## Guide Price £210,000

**\*\*SHARE OF FREEHOLD\*\* \*\*NO CHARGES\*\*** Hair & Son are delighted to present this one double bedroom ground floor flat, presented to a high standard throughout which has the added benefit of including a good sized garden with a fantastic outbuilding to the rear.





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The accommodation comprises of a large living room measuring 16'6 x 13'3 which is decorated to a high standard and incorporates a feature fire place with marble hearth. Further to the property you have your double bedroom with double doors leading to the rear garden. A lovely three piece family bathroom featuring a panelled bath with shower overhead, vanity unit with wash hand basin, low level w/c as well as a heated towel rail. Lastly to the rear of the property you have a recently installed fitted kitchen with a range of gloss units, a stainless steel sink, an electric induction hob as well as integrated appliances which include a fridge freezer and dishwasher, all of these appliances are set to remain including the freestanding washing machine.

Externally you have a garden which is a mixture of





artificial grass and a decking area which is covered by a pergola and featuring a bar area. To the rear you have an outbuilding with the benefit of having electric and water supply. The current vendor has also recently acquired some further garden space to the side which can be utilised as additional space to make the garden wider.

Located within minutes of Prittlewell Train Station, bus links and the A127, this makes the location ideal for commuters. Additionally, you have the benefit of Priory park, Southend town centre, Southend Airport as well as highly regarded schools all within a short drive.

#### **ENTRANCE HALL**

#### **LIVING ROOM**

16' 6" x 13' 3" (5.03m x 4.04m)

#### **BEDROOM**

13' 5" x 10' 9" (4.09m x 3.28m)

#### **BATHROOM**

10' 6" x 4' 10" (3.2m x 1.47m)

#### **KITCHEN**

9' 8" x 8' 6" (2.95m x 2.59m)

#### **TENURE**

SHARE OF FREEHOLD

LONG LEASE

EPC - D

COUNCIL TAX - A

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

## Ground Floor

Approx. 49.9 sq. metres (537.6 sq. feet)



Total area: approx. 49.9 sq. metres (537.6 sq. feet)

Regulated by RICS

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