



## Dalmatia Road

Southend-on-Sea

- GROUND FLOOR FLAT
- ONE BEDROOM
- PRIVATE WEST BACKING GARDEN
- WALKING DISTANCE TO SOUTHEND EAST STATION

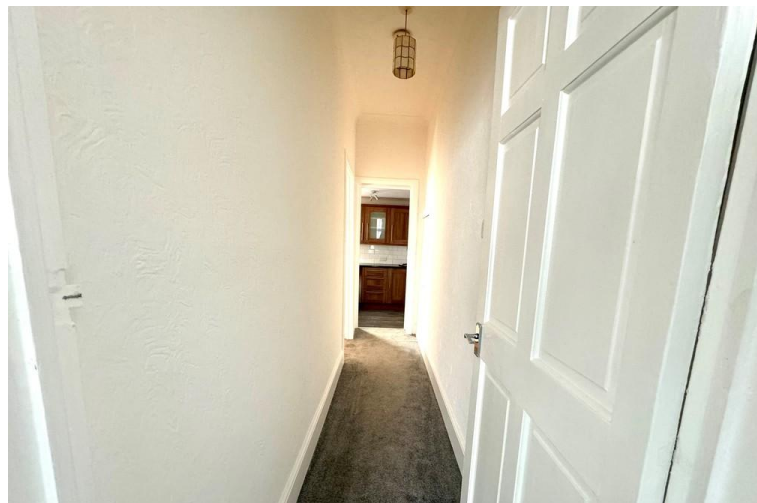


## Guide Price £160,000

**\*\*NO ONWARD CHAIN\*\*** A delightful one bedroom ground floor flat situated in a period building, within walking distance to Southend East station with direct links to London.







A perfect purchase for a first time buyer who is looking to get on the property ladder, or for an investor who is looking for a great rental investment.

An attractive and charming period property featuring lovely characteristics and features as well as high ceilings, which can only be fully appreciated with an internal viewing.

The ground floor flat boasts great accommodation which features a bright bay fronted lounge with ample storage with built in cupboards and a lovely gas fire, a great space for relaxation. The double bedroom is found further down the hall which offers views towards the garden and features laminate flooring. The hallway itself also includes a cupboard which further reiterates the great storage spaces that this ground floor flat includes.

The fitted kitchen and well presented bathroom are located to the rear of the property. The kitchen provides access to the garden through a convenient lean-to which is also a great for storage, this then leads to the paved



west backing private garden, a great space for al-fresco dining and entertaining.

Located in a superb location with close proximity to shops, restaurants and transport links which includes being within walking distance to Southend East train station.

The flat has been newly redecorated recently being freshly painted, with fitted carpets in the lounge and hallway, as well as new flooring in the kitchen and bathroom.

The property is offered to the market with vacant possession, therefore no onward chain.

### **LIVING ROOM**

13' 4" x 11' 3" (4.06m x 3.43m)

### **HALLWAY**

### **BEDROOM**

11' 10" x 8' 4" (3.61m x 2.54m)

### **KITCHEN**

10' 6" x 8' 0" (3.2m x 2.44m)

### **BATHROOM**

10' 0" x 4' 11" (3.05m x 1.5m)

### **TENURE**

LEASE REMAINING - 88 YEARS

GROUND RENT - £100 PER ANNUM

BUILDINGS INSURANCE - £286.66

SERVICE CHARGE - £110 PER ANNUM

EPC BAND E

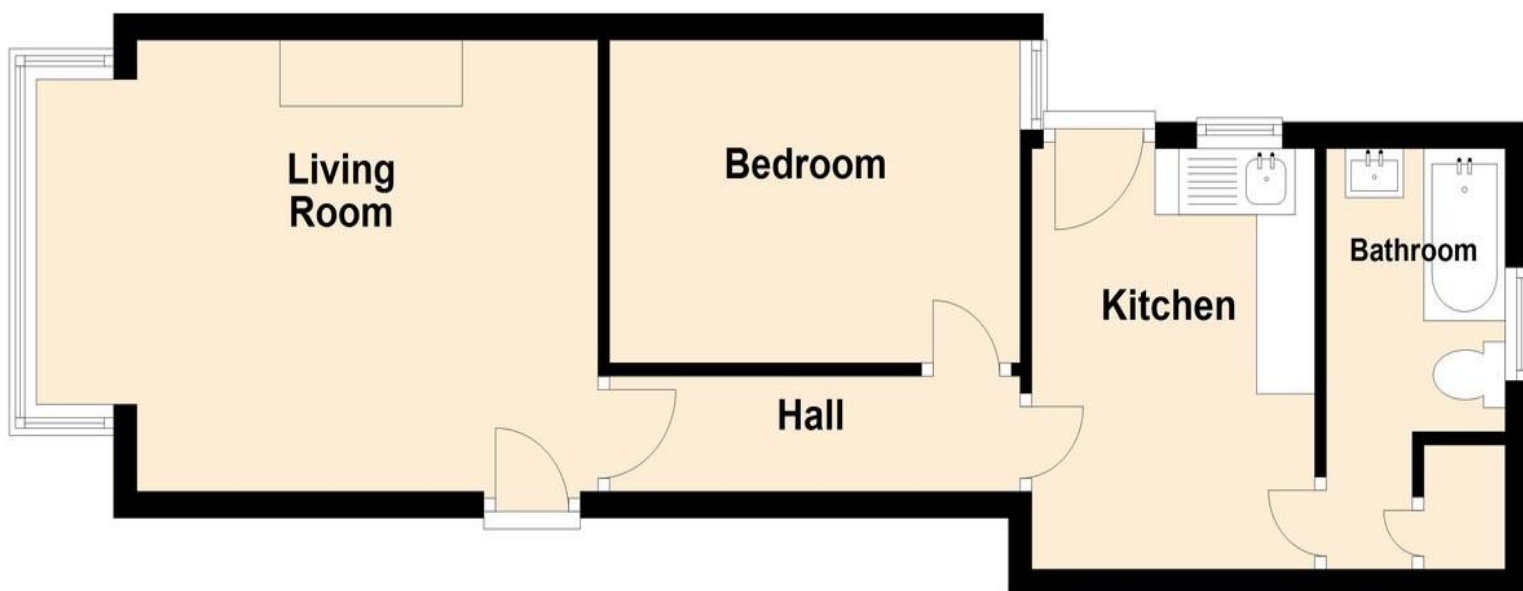
COUNCIL TAX BAND A

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. 40.2 sq. metres (433.0 sq. feet)



Total area: approx. 40.2 sq. metres (433.0 sq. feet)

Regulated by RICS

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