



Victoria Avenue

Southend-on-Sea

- GROUND FLOOR FLAT
- TWO BEDROOMS
- CHARACTER BUILDING
- REAR GARDEN IN EXCESS OF 100FT

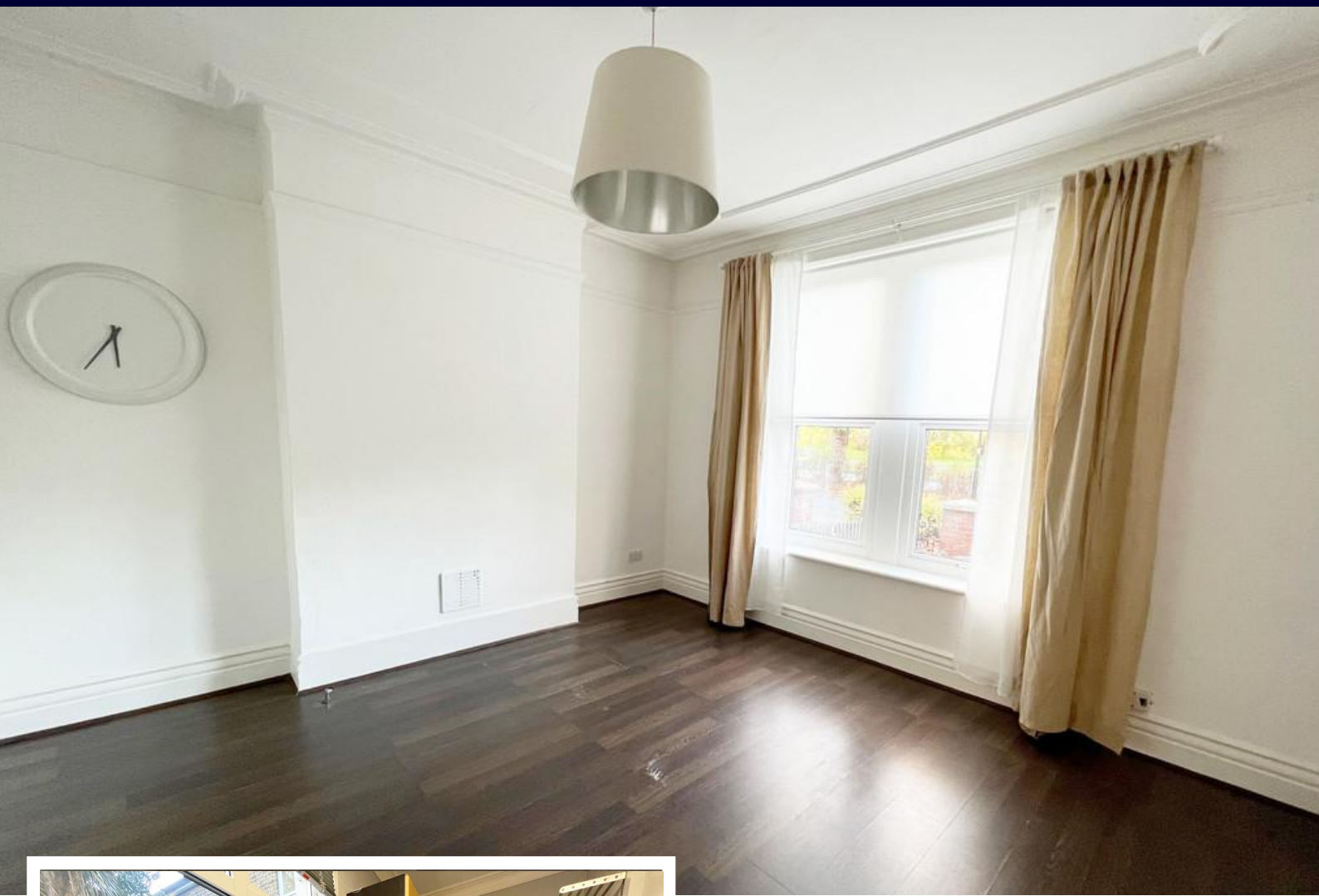


Guide price £280,000

****100FT PLUS REAR GARDEN** **NO ONWARD CHAIN****

****PARKING TO THE REAR**** A two bedroom ground floor flat situated in a character building within close distance to train stations and Southend City centre.





A hugely impressive property in the heart of Southend, perfectly situated within walking distance to Southend city centre, train stations that include Prittlewell and Southend Victoria which have direct links to London. Also within easy access is local parks, highly regarded schools as well as Southend Hospital.

The property boasts fantastic accommodation throughout which is equally very well presented. It comprises of two double bedrooms, a well sized bay front living room that measures 16'4 x 12'5 located at the front of the property, a fitted kitchen that overlooks the rear garden and a three piece family bathroom.

Externally is what really brings this fabulous property to life, a garden that measures in excess of 100ft that would allow for the upmost of entertaining space as well as al-fresco dining. A special place to enjoy with friends and family. At the rear of the garden you have a parking space available.

Offered to the market with vacant possession, therefore no onward chain.

**LOUNGE**

16' 4" x 12' 5" (4.98m x 3.78m)

BEDROOM ONE

12' 5" x 10' 11" (3.78m x 3.33m)

BEDROOM TWO

12' 11" x 12' 10" (3.94m x 3.91m)

KITCHEN

9' 4" x 4' 8" (2.84m x 1.42m)

BATHROOM

9' 4" x 5' 6" (2.84m x 1.68m)

GARDEN**OFF ROAD PARKING****TENURE**

LEASEHOLD - NEW LEASE UPON COMPLETION

POTENTIAL IN OWNING A SHARE OF THE FREEHOLD

COUNCIL TAX - B

EPC - D



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



Regulated by RICS

t. 01702 34 11 77

More than an estate agent

www.hairandson.co.uk

Residential Sales
190 London Road
Southend-On-Sea
Essex SS1 1PJ

