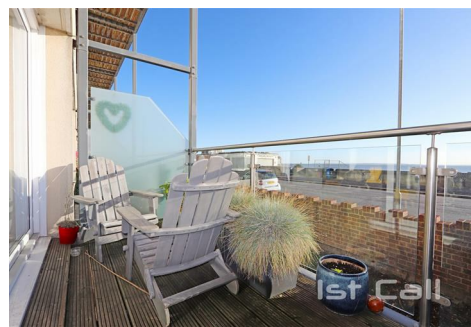


# Ist Call

SALES AND LETTINGS



## Eastern Esplanade, Southend-On-Sea, SS1 2YG

**£285,000**

**\*\* SEAFRONT LIVING \*\*** This two double bedroom purpose built seafront maisonette offers stunning panoramic estuary views from the south facing balcony. The property is arranged over two floors and benefits from a modern fitted kitchen and lounge which provides access to the large balcony to the ground floor with two double bedrooms and a modern bathroom to the first floor. With double glazed windows and gas central heating the property is situated close to Southchurch Park and within easy access of Southend East rail station and the city centre. Offered for sale with a share of the freehold we would recommend an early internal viewing to appreciate everything this property has to offer.

### Accommodation Comprising

Front door leading to enclosed lobby with security entryphone system. Further door leading to communal entrance lobby with staircase to landing. Own front door to...

### Entrance Hall

Staircase to first floor, understairs storage cupboard, vertical radiator, security entryphone handset, doors off to...

### Kitchen 10'8 x 8'8 (3.25m x 2.64m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas cooker point, space and plumbing for washing machine, matching range of wall mounted units, built in storage cupboard. tiled splashbacks and flooring, smooth plastered ceiling, double glazed window to rear...

### Lounge 14'8 x 13'8 (4.47m x 4.17m)



Full height double glazed windows and sliding doors to south facing balcony and offering panoramic estuary views, radiator, smooth plastered ceiling...

### Balcony



South facing, timber decked with glazed balustrade and offering panoramic estuary views...





### First Floor Landing

Built in storage cupboard, smooth plastered ceiling, doors off to...

**Bedroom 1 14'2 x 11'11 to wardrobes (4.32m x 3.63m to wardrobes)**



Double glazed window to front offering panoramic estuary views, radiator, range of built in wardrobe cupboards, smooth plastered ceiling...



**Bedroom 2 14'11 x 8'11 (4.55m x 2.72m)**



Double glazed window to rear, radiator, cupboard housing gas central heating & hot water boiler, smooth plastered ceiling...

**Bathroom 7'11 x 5'5 (2.41m x 1.65m)**



Modern white suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., tiled splashbacks, heated towel rail, smooth plastered ceiling, obscure double glazed window to rear...

## Externally



We are advised by the owner that he currently rents a garage with a parking space in front within the development for a monthly rent of £100...

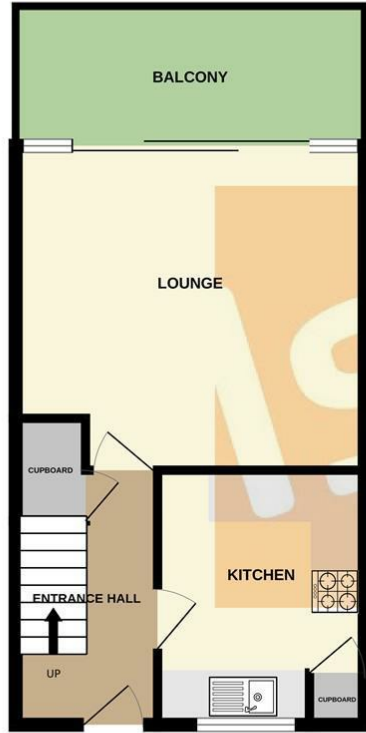


## Agents Note

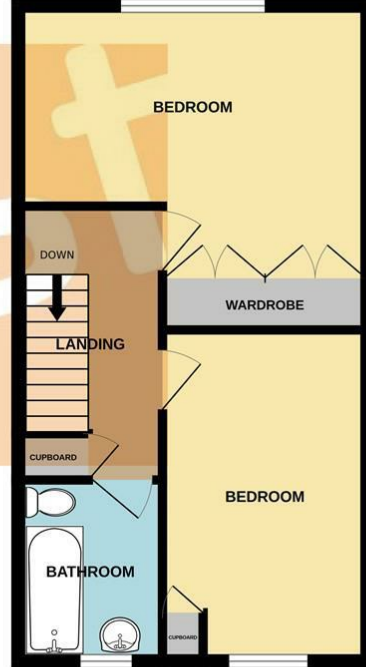
We understand that the property is offered with a share of the freehold and therefore has no Ground Rent payable. The remaining lease term is 93 years and the annual Service Charge which includes the Buildings Insurance is approx. £1800 paid in monthly instalments of £150...

# Floor Plan

GROUND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



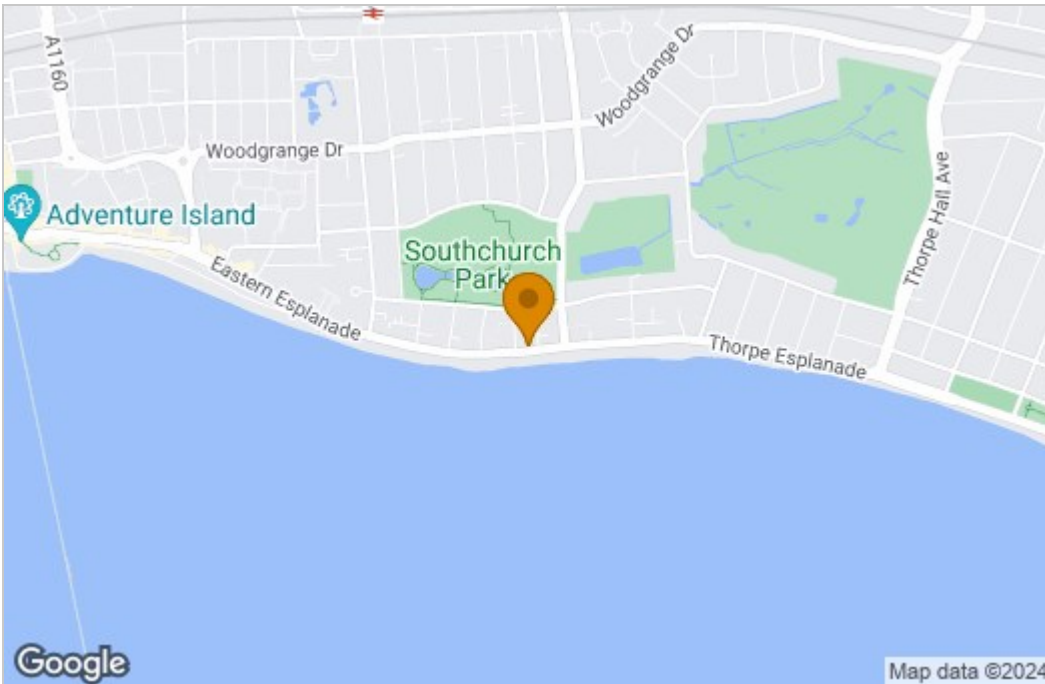
1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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