

Ist Call

SALES AND LETTINGS



Eastern Esplanade, Southend On Sea, SS1 2YG

£300,000

**** SEE THE SEA!! **** This spacious two double bedroom split level maisonette is situated on the seafront and has a large south facing balcony offering panoramic estuary views. The accommodation consists of a modern fitted kitchen/ breakfast room, lovely lounge with access to balcony on the raised ground floor with two double bedrooms and a modern bathroom to the first floor. Offering panoramic estuary views from the lounge and master bedroom as well as side views from the kitchen and second bedroom the property further benefits from a parking space and garage in the barrier controlled car park and is offered with 92 years remaining lease term and a share of the freehold. Viewing advised.

Accommodation Comprising

Front door leading to enclosed lobby with security entryphone system. Further door leading to communal entrance lobby with door to rear parking area, staircase to first floor landing. Own uPVC double glazed front door to...

Entrance Hall

Staircase to upstairs accommodation, radiator, wood flooring, understairs storage cupboard, smooth plastered ceiling with inset spotlights, doors off to...

Kitchen/ Diner 14'9 x 8'6 (4.50m x 2.59m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below, space and plumbing for washing machine and dishwasher, matching wall mounted units, radiator, wood flooring, smooth plastered ceiling with inset spotlights, double glazed window to side offering views towards the estuary, further double glazed window to rear...



Lounge 14'9 x 14'5 (4.50m x 4.39m)



Double glazed sliding patio doors offering panoramic estuary views and providing access to the front balcony, radiator, wood flooring, smooth plastered ceiling with inset spotlights...



Balcony



South facing offering stunning estuary views, timber decked with glass balustrade...



First Floor Landing

Radiator, smooth plastered ceiling, doors off to...

Bedroom 1 14'5 x 13'10 max overall (4.39m x 4.22m max overall)



Double glazed window to front offering panoramic estuary views, radiator, smooth plastered ceiling...



Bedroom 2 14'10 x 8'8 (4.52m x 2.64m)



Double glazed window to side offering estuary views, radiator, 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, vanity wash hand basin, low level W.C., radiator, tiled splashbacks and flooring, smooth plastered ceiling, obscure double glazed window to rear...

Externally



Parking space in front of garage with up & over door accessed via electric barriers from both Elizabeth Road and Bryant Avenue...

Floor Plan

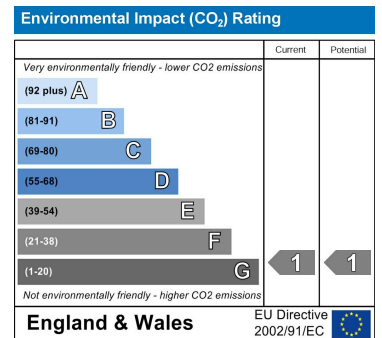
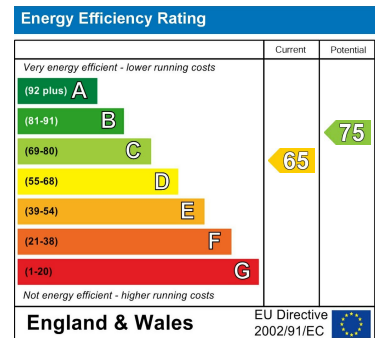


TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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