

# Ist Call

SALES AND LETTINGS



**Christchurch Road, Southend-On-Sea, SS2 4JS**

**£335,000**

Beautifully presented throughout this stunning two bedroom end of terrace house would make an ideal first time or investment purchase and is situated in a great location within easy access of the city centre, rail stations, local shops and schools. Offering a spacious front lounge and a beautiful recently fitted kitchen/ diner with integrated appliances to the ground floor, upstairs you will find two double bedrooms with an en suite to the master as well as a spacious and luxuriously appointed bathroom. The property further benefits from an approx. 60' rear garden and off street parking and an internal viewing comes highly recommended.

### Accommodation Comprising

Composite front door to side of property providing access to...

**Lounge 18'10 into bay x 12'5 (5.74m into bay x 3.78m)**



Double glazed bay window to front with fitted plantation shutters, radiator with decorative cover, staircase to first floor, wood effect vinyl flooring, smooth plastered ceiling with inset spotlights, opening to...



**Kitchen/ Diner 20'11 x 11'9 < 8'1 (6.38m x 3.58m < 2.46m)**



### Dining Area



Double glazed window to rear, large built in storage cupboard, radiator with decorative cover, smooth plastered ceiling, open plan to...

### Kitchen Area



Beautifully fitted with a comprehensive range of recently installed base units with solid wood block working surfaces over, inset butler sink with mixer tap, integrated gas hob with concealed extractor hood over and glazed splashback, separate eye level integrated oven and microwave, integrated fridge/ freezer, washing machine and dishwasher, matching range of wall mounted units, radiator with decorative cover, vinyl wood effect flooring, smooth plastered ceiling with inset spotlights, double glazed window to side and double glazed door to garden...

### First Floor Landing

Loft access (with drop down ladder, loft space is fully boarded with a light), smooth plastered ceiling, doors off to...

**Bedroom 1 15'9 into bay x 11'9 (4.80m into bay x 3.58m)**



Double glazed bay window to front with fitted plantation shutters, radiator, smooth plastered ceiling, door to...

**En Suite**



Fully tiled with suite comprising enclosed shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, vinyl flooring, smooth plastered ceiling with inset extractor fan...

**Bedroom 2 10'3 x 8'2 (3.12m x 2.49m)**



Double glazed window to rear, radiator, smooth plastered ceiling...

**Bathroom 9'9 x 8'9 (2.97m x 2.67m)**



Luxuriously appointed spacious bathroom with feature roll top claw foot bath with freestanding mixer tap and shower attachment, vanity wash hand basin, low level W.C., radiator, smooth plastered ceiling, obscure double glazed windows to side and rear...

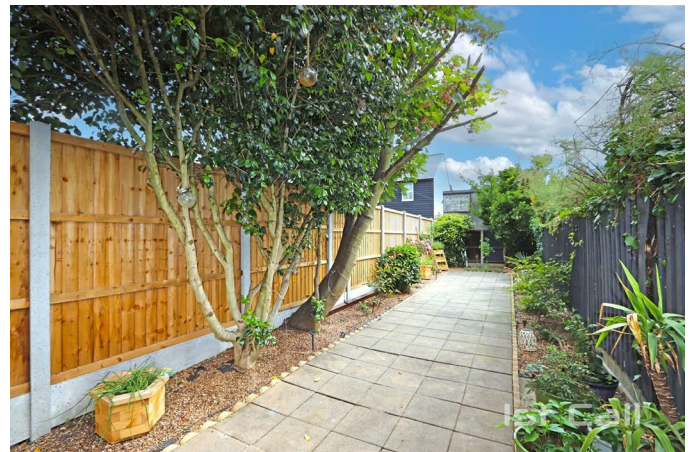
**Externally**



**Front Garden**

Laid with shingle and providing off street parking space...

**Rear Garden**



Approx. 60' in depth, mostly paved with established

flower/ shrub borders, brick built store, gate  
providing side access...

# Floor Plan

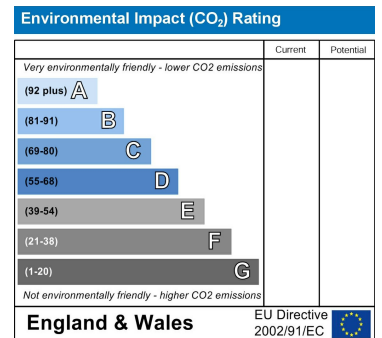
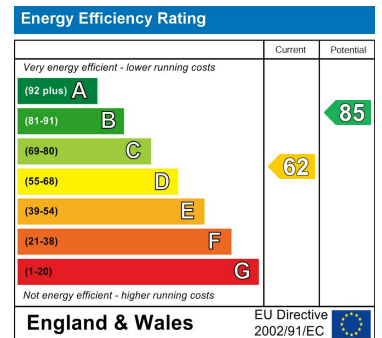


TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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