

Ist Call

SALES AND LETTINGS



South Avenue, Southend-On-Sea, SS2 4HS

Offers Over £225,000

This spacious and beautifully presented two bedroom first floor flat has recently been refurbished throughout and is being offered for sale with the benefit of a newly extended 138 year lease and no onward chain. With a newly fitted 12'6 kitchen, bright and spacious lounge, two bedrooms and a newly fitted bathroom the property benefits from a newly installed gas central heating boiler, double glazed windows throughout and its own south facing rear garden. Viewing advised.

Accommodation Comprising

Own part glazed front door leading to..

Entrance Hall



Radiator, staircase to first floor landing, new fitted carpet, smooth plastered ceiling, doors off to...

Lounge 13'1 x 11'2 (3.99m x 3.40m)



Two double glazed windows to rear, radiator, built in alcove storage cupboards, new fitted carpet, coved ceiling, door to...

Kitchen 12'6 x 9'11 (3.81m x 3.02m)



Range of newly fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel electric hob with oven below and matching extractor hood over, glass splashback, space and plumbing for washing machine, matching range of wall mounted units, newly installed gas central heating & hot water boiler, radiator, newly fitted vinyl flooring, smooth plastered ceiling, double glazed window to rear...

Bedroom 1 15'11 into bay x 11'11 (4.85m into bay x 3.63m)



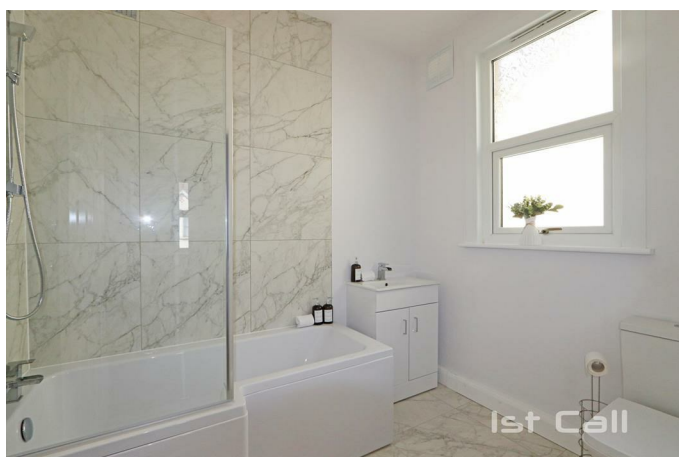
Large double glazed bay window to front, radiator, new fitted carpet, coved ceiling...

Bedroom 2 7'7 x 7'7 (2.31m x 2.31m)



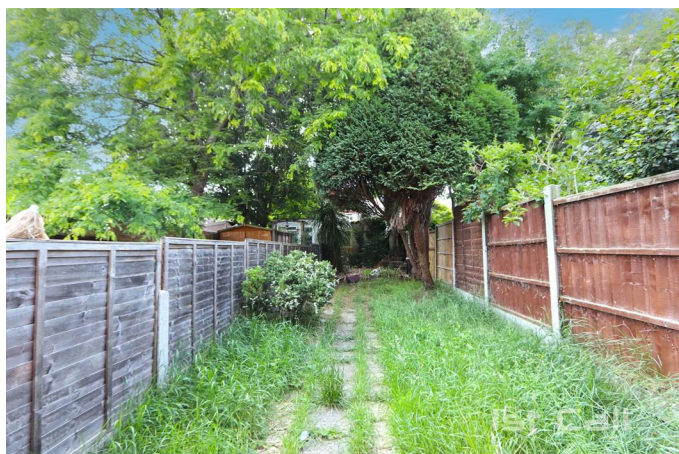
Double glazed window to front, radiator, smooth plastered ceiling...

Bathroom 8'4 x 6'8 (2.54m x 2.03m)



Newly fitted white suite comprising panelled shower bath with mixer tap and shower unit over, glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...

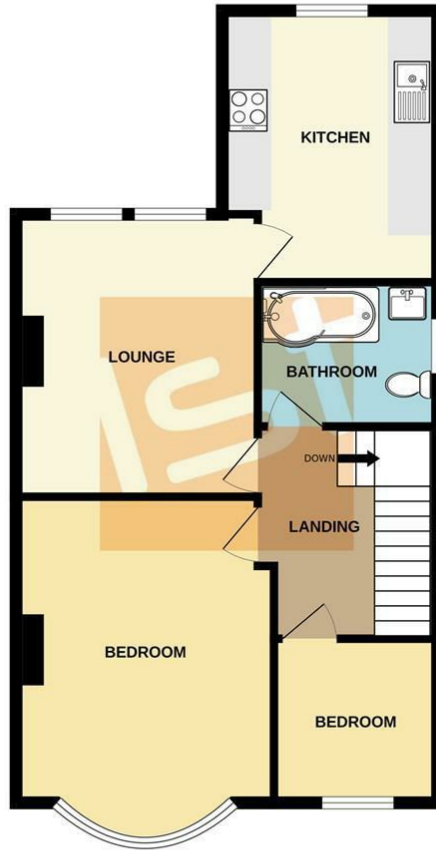
Externally



Own south facing rear garden accessed via gate to side of property, paved with lawned area...

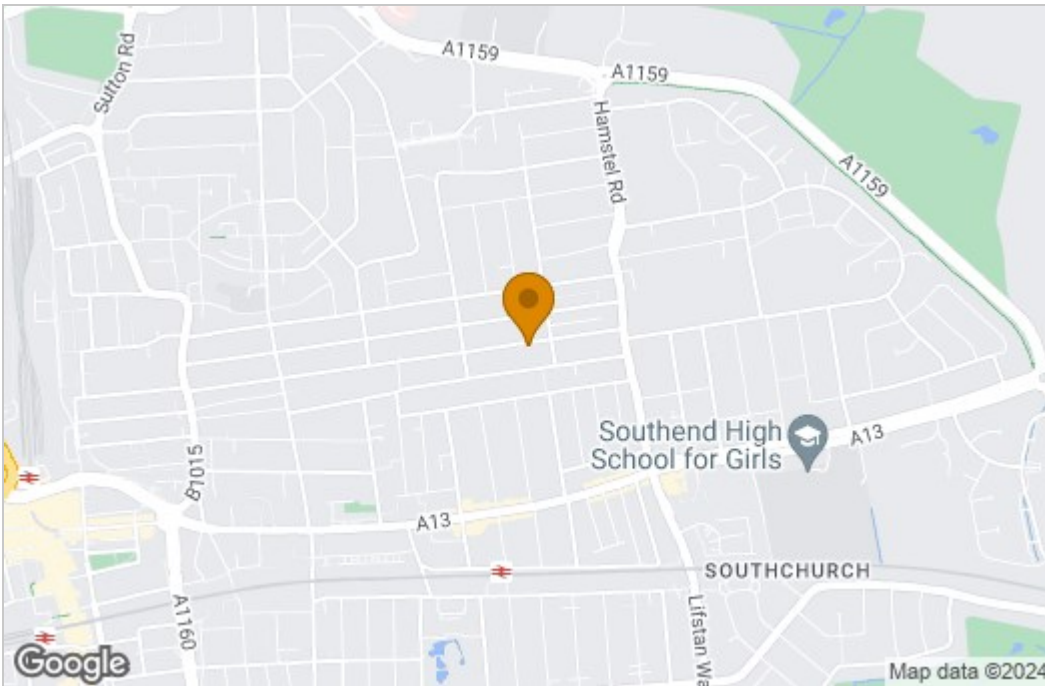
Floor Plan

FIRST FLOOR
625 sq.ft. (58.1 sq.m.) approx.

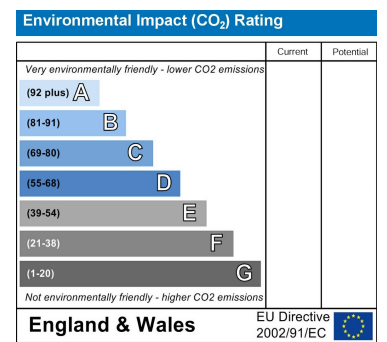
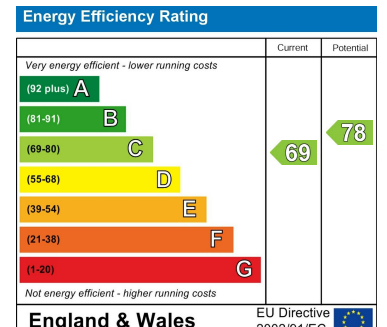


TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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