

Ist Call

SALES AND LETTINGS



Eastern Esplanade, Southend On Sea, SS1 2YJ

Offers Over £325,000

We are delighted to offer for sale this delightful two double bedroom seafront apartment situated on the raised ground floor of this purpose built development and offering panoramic estuary views from both the living room and master bedroom. Much improved by the present owner the property is beautifully presented throughout and benefits from a modern fitted kitchen, spacious fully tiled shower room, a 14'11 lounge and two double bedrooms. With an allocated parking space within the secure gated residents car park the property is also offered with a share of the freehold and an internal viewing is essential to appreciate the quality of the accommodation on offer.

Accommodation Comprising



Front door with security entryphone system leading to communal entrance lobby and providing access to own front door to...

Entrance Hall

Radiator, smooth plastered covered ceiling with inset spotlights, doors off to...

Lounge 14'11 x 10'2 (4.55m x 3.10m)



Double glazed sliding patio doors to front offering panoramic estuary views and leading to small wrought iron balcony with stairs to communal front gardens, radiator, smooth plastered covered ceiling with inset spotlights...



Bedroom 1 14'11 x 10'3 (4.55m x 3.12m)



Double glazed sliding patio doors to front offering panoramic estuary views and leading to small wrought iron balcony with stairs to communal front gardens, radiator, smooth plastered covered ceiling with inset spotlights...





Bedroom 2 12'7 x 8'7 (3.84m x 2.62m)



Double glazed window to rear, radiator, large built in wardrobe and storage cupboard, smooth plastered coved ceiling with inset spotlights...



Shower Room 8'6 x 6'5 (2.59m x 1.96m)



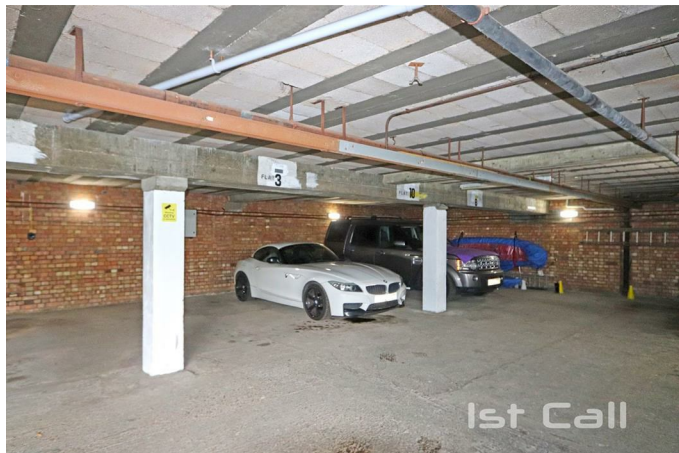
Beautifully appointed and fully tiled to walls and flooring with large glazed walk in shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, smooth plastered ceiling with inset spotlights and extractor fan...

Kitchen 8'3 x 8' (2.51m x 2.44m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated electric hob with extractor hood over, separate integrated eye level oven, integrated washer/ dryer, matching range of wall mounted units one housing gas central heating and hot water boiler, breakfast bar, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, double glazed window to rear...

Externally



Allocated parking space (currently undercover) within secure gated residents car park accessed via Chester Avenue, small lawned drying area, communal gardens to front of property...

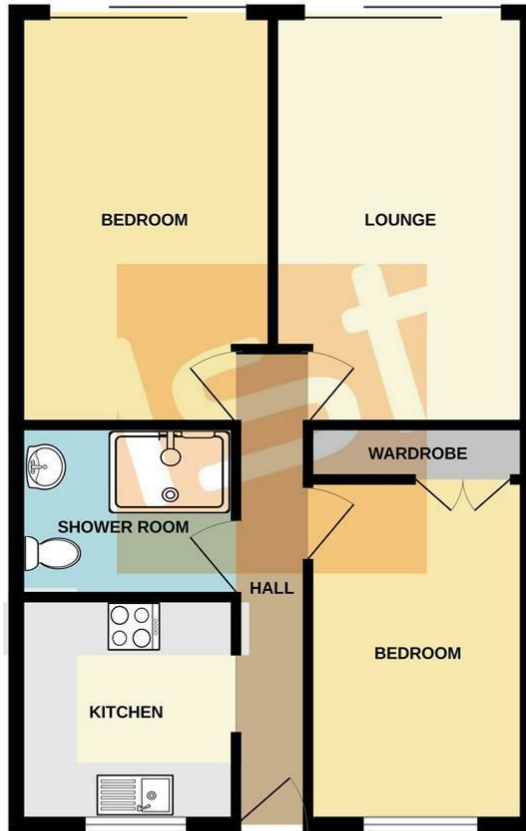


Leasehold Information

We understand that the property is being offered with the benefit of 141 years remaining lease term and a share of the freehold. There is no Ground Rent payable and we understand that the annual Service Charge is approx. £1200...

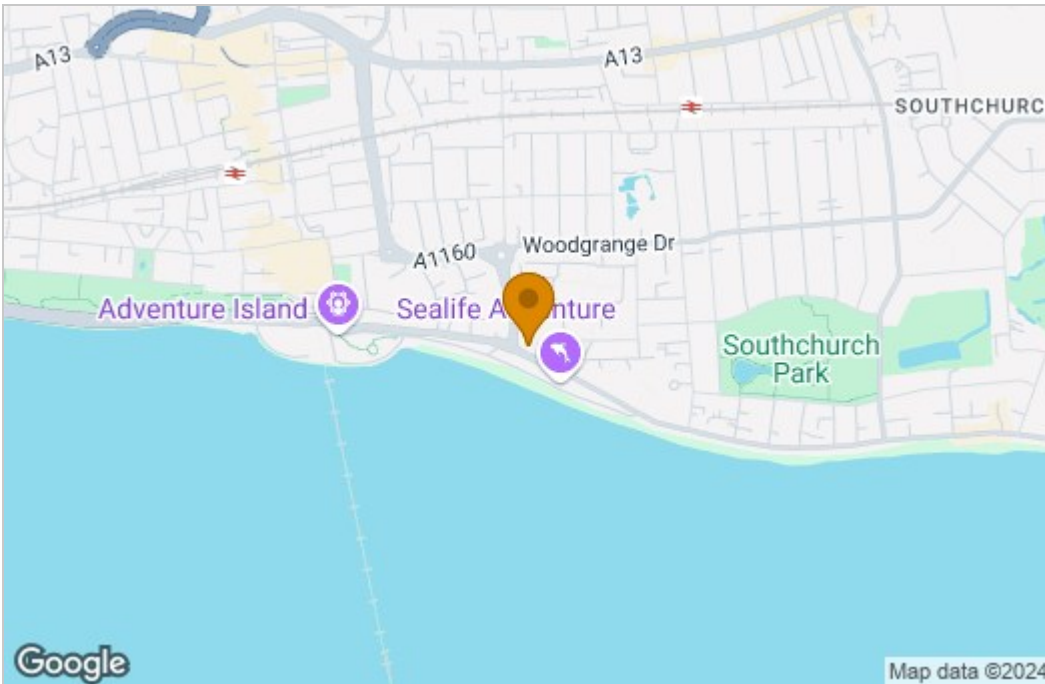
Floor Plan

GROUND FLOOR

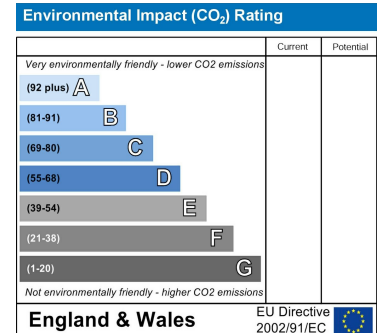
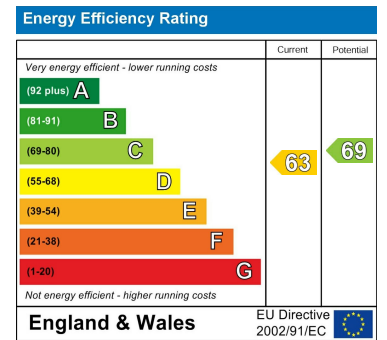


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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