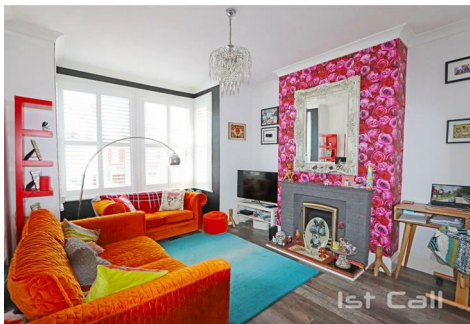


Ist Call

SALES AND LETTINGS



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

£235,000

This spacious and well presented first floor flat is situated in a popular location within easy access of Southend City Centre, mainline rail stations, local shops and schools. The property offers a 14'10 lounge, two double bedrooms as well as an additional nursery/ study room, a modern fitted kitchen and bathroom as well as direct access to a west facing rear garden. With double glazed windows, gas central heating and 181 years remaining lease term, we feel the property would make an ideal first time or investment purchase and we would recommend an internal viewing to appreciate the accommodation on offer.

Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

Entrance Hall

Staircase to first floor landing, loft access, radiator, doors off to...

Lounge 14'10 into bay x 12' (4.52m into bay x 3.66m)



Large double glazed bay window to front with fitted plantation shutters, radiator, feature fireplace with tiled hearth, laminate wood flooring, coved ceiling...

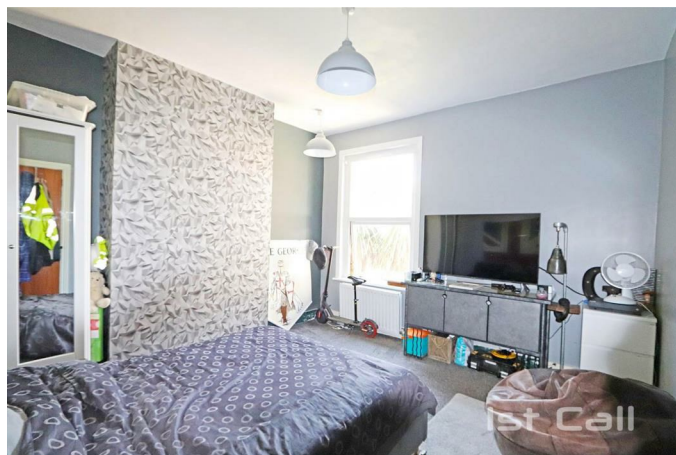
Nursery/ Study 8'6 x 5'6 (2.59m x 1.68m)

Double glazed window to front with fitted plantation shutter, radiator, coved ceiling...

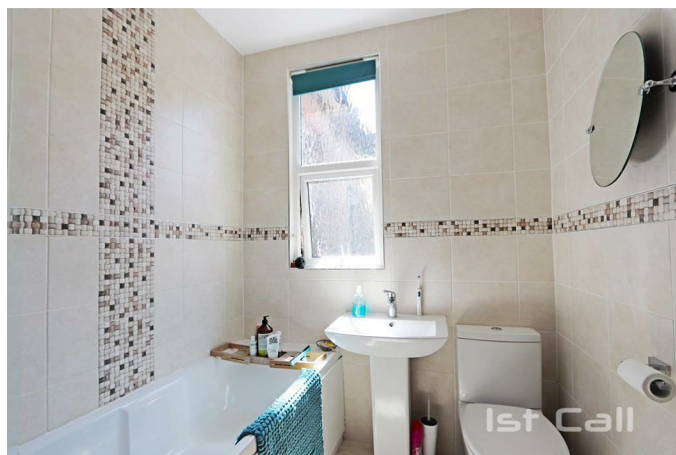
Bedroom 12'7 x 11'11 (3.84m x 3.63m)



Double glazed window to rear, radiator...



Bathroom



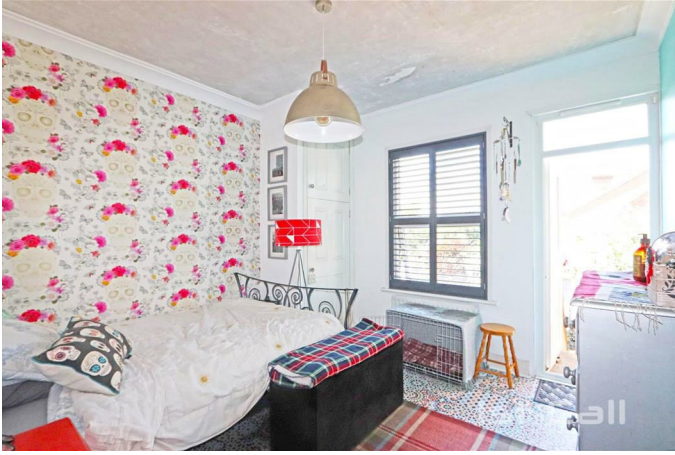
Fully tiled bathroom with modern white suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., heated towel rail, obscure double glazed window to side...

Kitchen 11'6 x 6'8 (3.51m x 2.03m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated electric hob with matching oven below and extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching wall mounted units, radiator, double glazed window to side...

Bedroom 11'6 x 11' (3.51m x 3.35m)



Double glazed window to rear with fitted plantation shutter, double glazed door giving access to staircase to garden, radiator, large storage cupboard also housing gas central heating & hot water combination boiler, coved ceiling...



Externally



Rear Garden

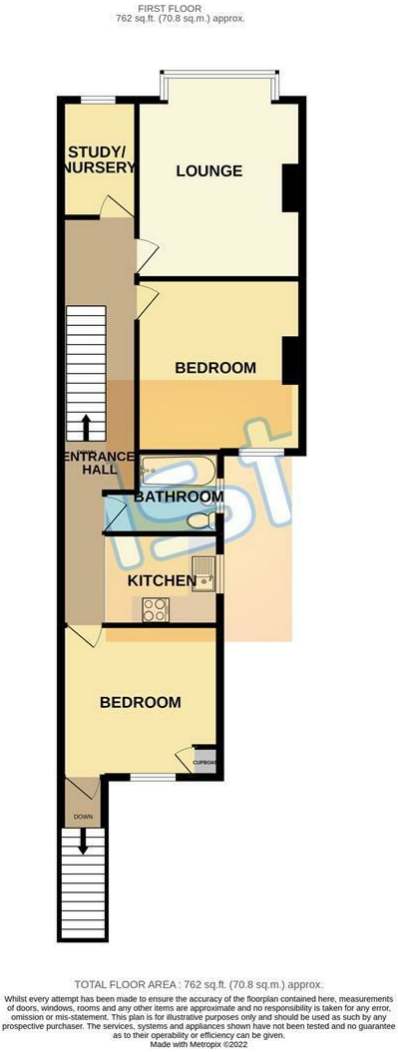


Own west facing rear garden accessed via staircase from back bedroom and comprising chipped slate patio area, flower/ shrub borders, brick built shed, gate providing rear access...

Agents Note

Remaining Lease Term - 181 years remaining
Ground Rent - £175 annually
Buildings Insurance - £249 annually
Service Charge - Self repairing so would be responsible for 50% of maintenance works as and when required shared with ground floor flat
Managing Agent - Seager & Hughes Ltd

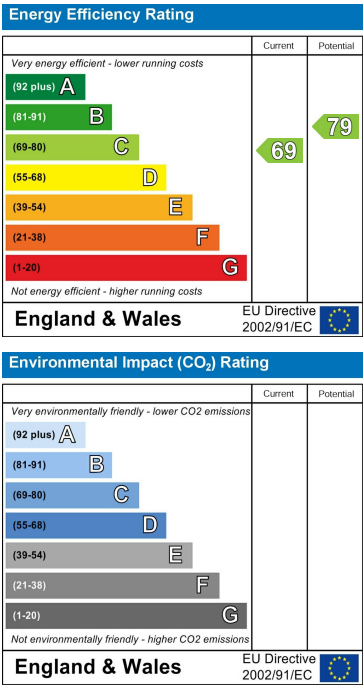
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.