

# Ist Call

## SALES AND LETTINGS



**Eastern Esplanade, Southend-On-Sea, SS1 2UU**

**£400,000**

Offering panoramic estuary views from the south facing balcony and all principle rooms, this spacious two double bedroom second floor seafront apartment is being offered for sale with no onward chain and an internal viewing comes highly recommended. Offering a large lounge open plan to a modern fitted kitchen with integrated appliances, two double bedrooms with an en suite to the master as well as double glazed windows and gas underfloor heating throughout, the property further benefits from lift access and allocated parking within the secure residents gated car park.



### Accommodation comprising

Front door with security entryphone system leading to communal entrance lobby with lift and stairwell access to the second floor landing. Own front door to...

### Entrance Hall



Two large built in storage cupboards one housing gas central heating and hot water boiler, security entryphone handset, wood flooring, smooth plastered coved ceiling, double doors to...

### Open Plan Living Space/ Kitchen

Living Area 15'10 x 13'11 (4.83m x 4.24m)



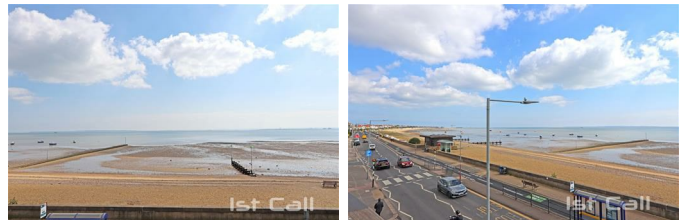
Double glazed french doors leading to good sized timber decked balcony with glazed balustrade and offering panoramic views of the estuary, wood flooring, smooth plastered coved ceiling, open plan to...



### Balcony



Timber decked with glazed balustrade and offering panoramic views of the estuary...



**Kitchen Area 11'2 x 9'2 (3.40m x 2.79m)**



Range of modern fitted base units with granite working surfaces over, inset stainless steel sink unit, integrated stainless steel gas hob with extractor hood over, integrated eye level oven, integrated dishwasher, fridge and freezer, space and plumbing for washing machine, tiled splashbacks and flooring, smooth plastered coved ceiling with inset spotlights...

**Bedroom 2 12'5 x 7'11 (3.78m x 2.41m)**



Double glazed window to front offering estuary views, tiled flooring, smooth plastered coved ceiling...

**Bathroom 7'4 x 5'4 (2.24m x 1.63m)**



Modern white suite comprising panelled bath with mixer tap, wall mounted wash hand basin, low level W.C., heated towel rail, electric shaver point, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights and extractor fan...

**Bedroom 1 16'7 x 8'10 (5.05m x 2.69m)**



Double glazed window to front offering estuary views, fitted wardrobe, tiled flooring, smooth plastered coved ceiling, door to...





### En Suite 7'4 x 5'5 (2.24m x 1.65m)



Modern white suite comprising large walk in shower cubicle with glazed door, wall mounted wash hand basin, low level W.C., heated towel rail, electric shaver point, tiled walls and flooring, smooth plastered ceiling with inset spotlights and extractor fan...

### Externally



Allocated parking space within the secure gated residents car park, additional visitors spaces...

Floor Plan

SECOND FLOOR  
787 sq.ft. (73.2 sq.m.) approx.

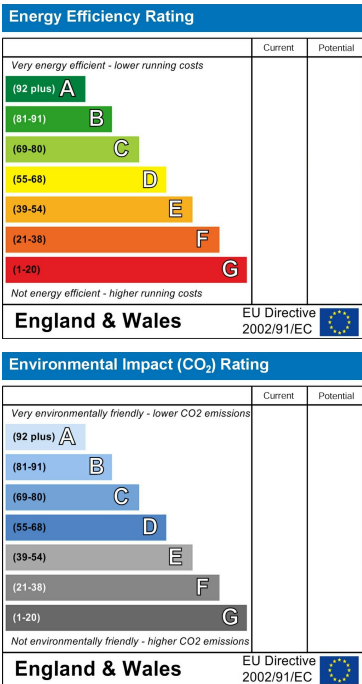


TOTAL FLOOR AREA : 787 sq.ft. (73.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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