

Ist Call

SALES AND LETTINGS



Brunswick Road, Southend On Sea, SS1 2UJ

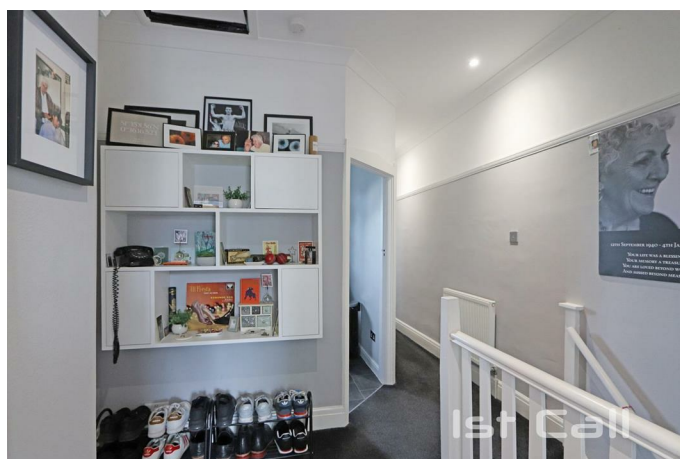
£300,000

Situated in a fantastic location being close to Southchurch Park, the seafront and Southend East mainline rail station this beautifully presented two bedroom first floor flat simply has to be viewed to appreciate the quality of the accommodation on offer. With a bright and spacious 17'1 front lounge, the property further benefits from a modern fitted kitchen with a range of integrated appliances, a master bedroom with fitted wardrobes, a well proportioned second bedroom and a spacious fully tiled bathroom. With a large rear garden and off street parking for two vehicles, the property also benefits from being offered with 196 years remaining lease term and a 50% share of the freehold.

Accommodation Comprising

Double glazed composite front door providing access to...

Entrance Hall



Staircase to spacious first floor landing, built in storage cupboard, radiator, loft access, picture rail, smooth plastered coved ceiling, doors off to...

Lounge 17'1 x 11'5 (5.21m x 3.48m)



Double glazed bay window to front, radiator, feature fireplace with inset gas coal effect fire and wooden surround, dado and picture rails, smooth plastered coved ceiling with ceiling rose...

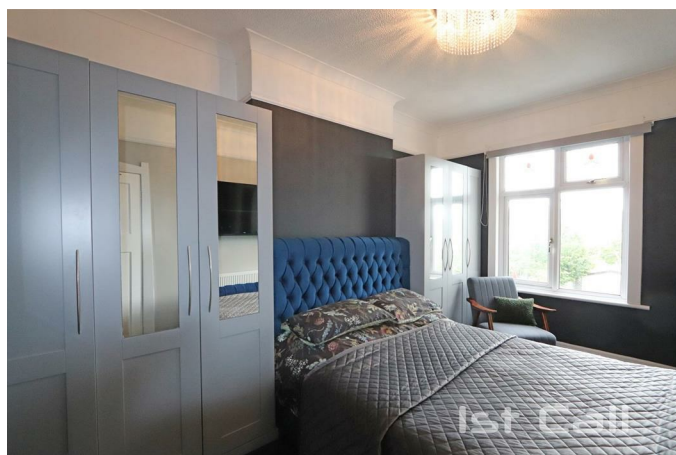


Kitchen 9'4 x 6'11 (2.84m x 2.11m)



Range of modern fitted base units with white quartz effect working surfaces over, inset sink unit, integrated electric hob with oven below and concealed extractor hood over, integrated microwave, fridge/ freezer, washing machine and slimline dishwasher, matching range of wall mounted units with one housing the gas central heating & hot water boiler, cabinet underlighters, radiator, smooth plastered coved ceiling with inset spotlights, double glazed window to rear...

Bedroom 1 13'11 x 9'3 (4.24m x 2.82m)



Double glazed window to rear, radiator, range of fitted wardrobe cupboards, picture rail, smooth plastered coved ceiling...



Bedroom 2 9'8 x 7'9 (2.95m x 2.36m)



Double glazed window to front, radiator, picture rail, smooth plastered coved ceiling...

Bathroom



Modern white suite comprising panelled bath with central mixer tap, separate enclosed shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, fully tiled walls, smooth plastered coved ceiling, two obscure double glazed windows to side...

Externally



Rear Garden



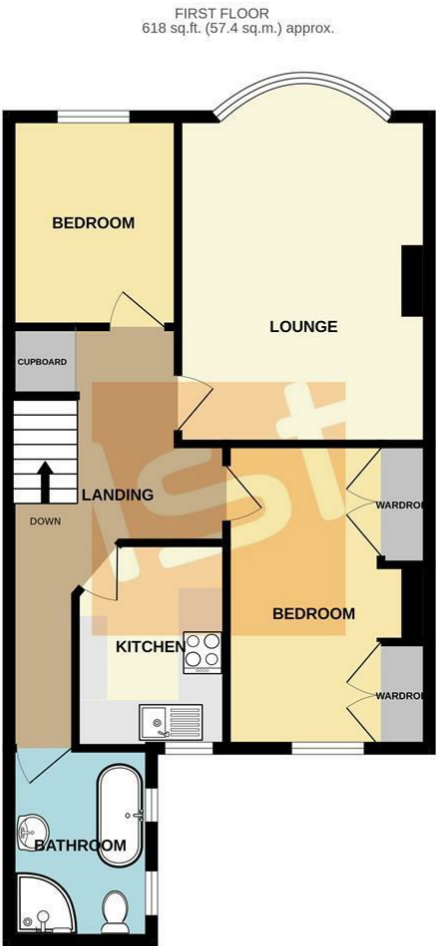
Accessed via gate to side of property, approx. 60' in depth, mostly laid to lawn with further raised timber decked patio area and large timber shed with power connected...



Off Street Parking

Own driveway to side of property offering off street parking for up to two vehicles...

Floor Plan

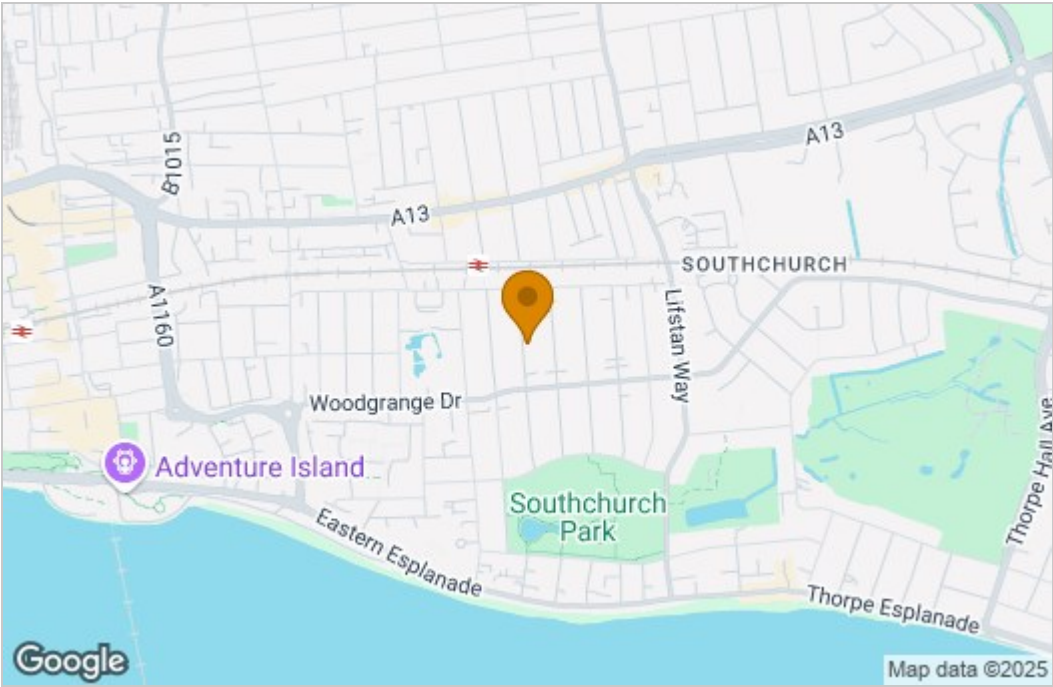


TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

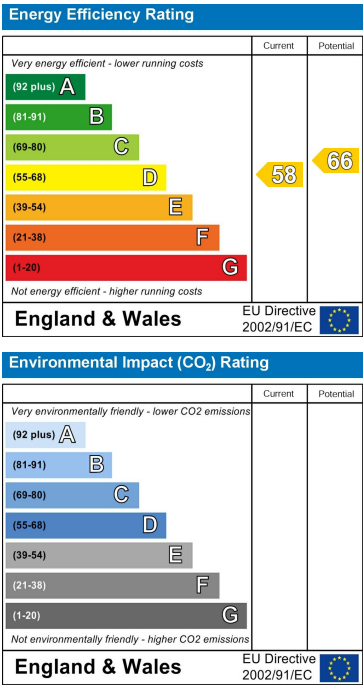
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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