

# Ist Call

## SALES AND LETTINGS



### Southchurch Road, Southend-On-Sea, SS1 2PE

**£190,000**

Exceptional 3rd floor 1-bed with huge south-facing balcony! 18'2" open-plan lounge/kitchen, double bed with wardrobes, lift, parking. Near stations, city & seafront. No chain. Viewing advised!

Discover this exceptional one-bedroom third floor apartment, where immaculate presentation meets contemporary living in perfect harmony. The standout feature of this stunning property is the generous south-facing balcony, accessible from both the lounge and bedroom, creating a wonderful sun-drenched outdoor retreat that extends your living space beautifully. The heart of the home lies in the impressive 18'2" lounge, which flows seamlessly into a sleek modern fitted kitchen. This thoughtfully designed open-plan arrangement maximizes both space and natural light, creating an ideal environment for relaxation, entertaining, and everyday living. The contemporary kitchen provides everything needed for modern culinary adventures while maintaining the apartment's stylish aesthetic.

The accommodation is completed by a well-proportioned double bedroom featuring fitted wardrobes for optimal storage solutions, and a beautifully appointed modern shower room that showcases quality fixtures and finishes throughout. Practical benefits abound with secure allocated off-street parking - a valuable asset in today's market - and convenient lift access ensuring effortless daily living. The location couldn't be more desirable, offering excellent connectivity to local rail stations, the vibrant city centre, and the stunning seafront, placing all of life's essentials within easy reach. Offered with no onward chain for a smooth purchase process, this property represents an outstanding opportunity for first-time buyers, professionals, or investors seeking quality accommodation in a prime location.

### Accommodation Comprising

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

### Entrance Hall

Large built in storage and airing cupboard, security entryphone handset, wall mounted electric heater, smooth plastered ceiling with inset spotlights, doors off to...



### Lounge 18'2 x 9'10 (5.54m x 3.00m)



Double glazed sliding patio doors and window to full width south facing balcony, wall mounted electric heater, smooth plastered ceiling, open plan to...

### Kitchen 9'8 x 7'9 (2.95m x 2.36m)



Range of modern fitted base units with complementing working surfaces over, inset single drainer acrylic sink unit, integrated electric induction hob with oven below and extractor canopy over, space and plumbing for washing machine, space for fridge/ freezer, separate breakfast bar with storage beneath, matching range of wall mounted units, tiled splashbacks, smooth plastered ceiling with inset spotlights...



### Bedroom 14'6 x 9'1 (4.42m x 2.77m)

Double glazed sliding patio doors and window to front full width south facing balcony, wall mounted

electric heater, fitted wardrobe cupboard, smooth plastered ceiling...



### Balcony



South facing and running full width of the apartment and accessed from both the lounge and bedroom, timber decked with glazed balustrade...

### Shower Room 7'2 x 6'3 (2.18m x 1.91m)



Beautifully appointed shower room with large walk in glazed shower cubicle, wall mounted wash hand basin, concealed cistern W.C., wall mounted electric heater, tiled splashbacks, smooth plastered ceiling with extractor fan and inset spotlights...

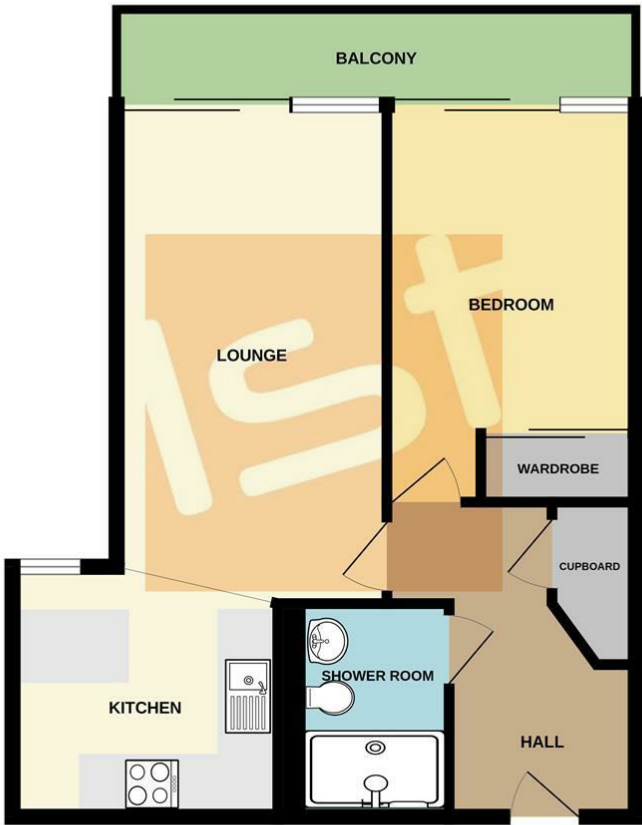
### Externally

Allocated parking space within residents secure gated car park, communal gardens and seating area...



Floor Plan

SECOND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

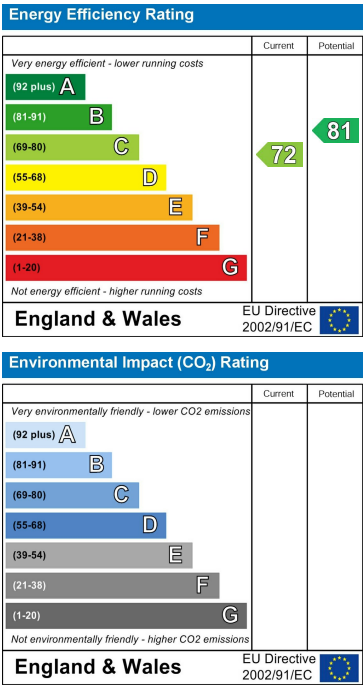


TOTAL FLOOR AREA : 521 sq.ft. (48.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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