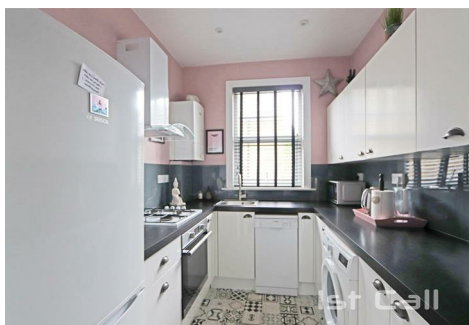
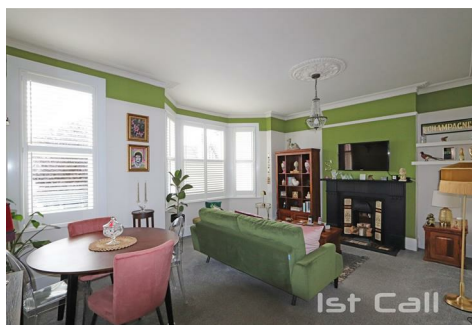


Ist Call

SALES AND LETTINGS



Heygate Avenue, Southend-On-Sea, SS1 2AN

Offers Over £250,000

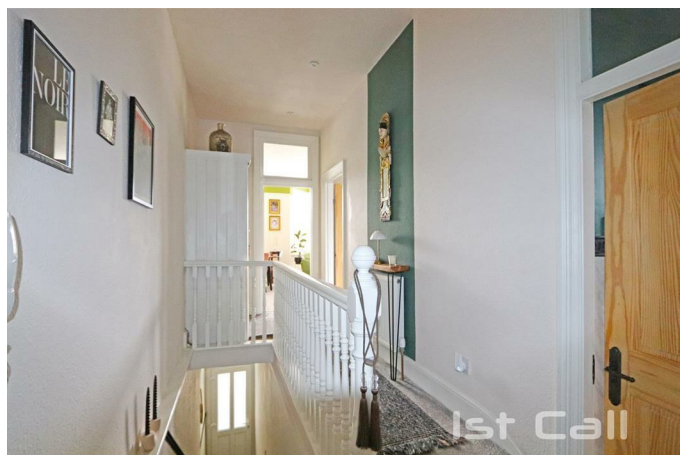
Beautiful 1st floor flat, city centre location! 18'3" lounge, 2 doubles, period features, private garden, parking. Near station & seafront. Gas heating, 100+ year lease. Character meets modern comfort! Must View!

This beautifully presented first floor apartment enjoys an exceptional city centre location, placing rail connections and the stunning seafront within an easy stroll. The perfect blend of convenience and character, this spacious home retains charming original features while offering contemporary comfort. The generous accommodation showcases an impressive 18'3" front lounge that creates a welcoming space for relaxation and entertaining, complemented by two well-proportioned double bedrooms offering flexible living arrangements. The modern fitted kitchen and stylish bathroom demonstrate quality throughout, while full double glazing and efficient gas central heating ensure year-round comfort. Standout features include convenient off-street parking - a valuable asset in this prime central location - plus the rare benefit of direct access to your own compact private rear garden. This delightful outdoor space provides a peaceful sanctuary right in the heart of the city, perfect for morning coffee or evening relaxation. With over 100 years remaining on the lease, this property offers excellent long-term security and peace of mind. The combination of character charm, modern amenities, central location, off street parking and private garden access makes this an outstanding opportunity. This exceptional apartment perfectly balances period character with contemporary living, all in an unbeatable location that puts the best of city and coastal life at your fingertips. An internal viewing is essential to fully appreciate the generous proportions, quality presentation, and unique features this remarkable property offers.

Accommodation Comprising

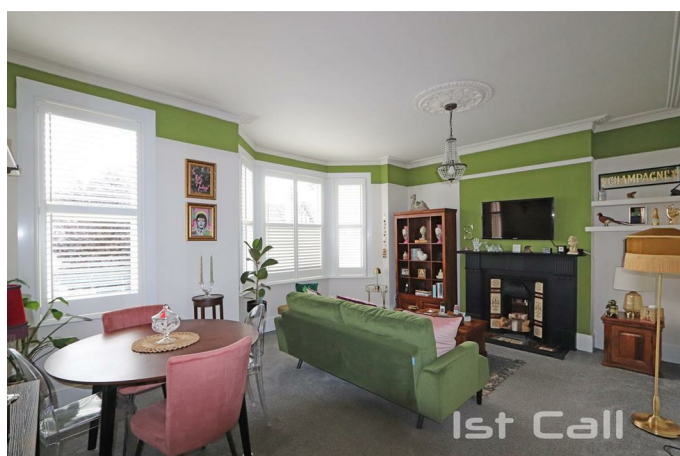
Front door with security entryphone system leading to communal entrance lobby with own front door to...

Entrance Hall

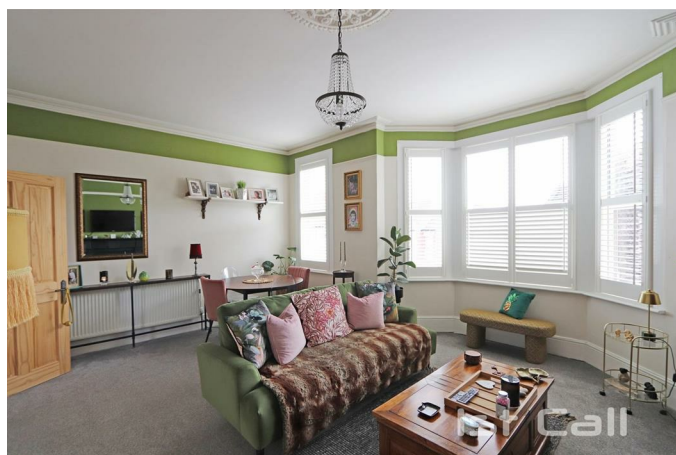


Staircase to large first floor landing, two radiators, built in storage cupboard, inset ceiling spotlights, doors off to...

Lounge 18'3 x 15' into bay (5.56m x 4.57m into bay)



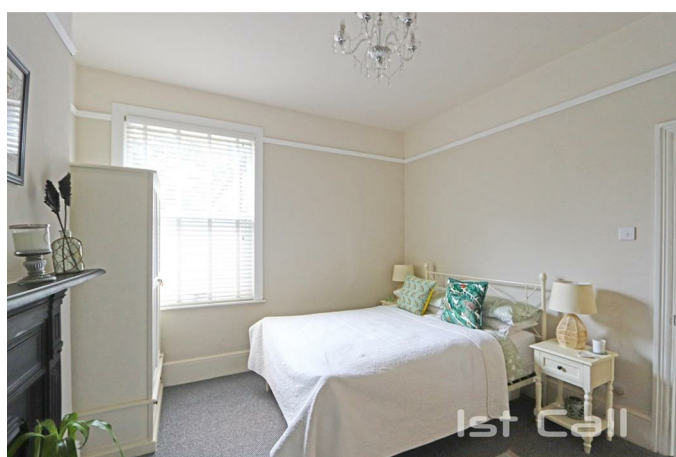
Stunning front lounge with large double glazed window and additional double glazed window to front all with fitted plantation shutters, feature fireplace with tiled inserts and matching hearth, radiator, picture rail, smooth plastered coved ceiling with ceiling rose...



Bedroom 1 12'3 x 11'7 (3.73m x 3.53m)



Double glazed window to rear, radiator, feature cast iron fireplace with tiled hearth, picture rail, smooth plastered ceiling...



Separate W.C.

White low level W.C., corner mounted wash hand basin, marble effect panelling to dado height, obscure double glazed window to side...

Bathroom 8'8 x 4'10 (2.64m x 1.47m)



Suite comprising freestanding roll top bath with central mixer tap and shower attachment, pedestal wash hand basin, radiator, marble effect panelling to picture rail, smooth plastered ceiling with loft access, obscure double glazed window to side...

Kitchen 8'8 x 7'4 (2.64m x 2.24m)



Range of modern fitted white high gloss base units with complementing working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with oven below and extractor hood over, space and plumbing for washing machine and slimline dishwasher, space for fridge/ freezer, matching range of wall mounted units, toning acrylic splashbacks, wall mounted gas central heating & hot water boiler, smooth plastered ceiling with inset spotlights, double glazed window to side...

Bedroom 2 12'1 x 10'8 (3.68m x 3.25m)



Double glazed door providing access to rear garden, additional double glazed window to side, radiator, feature fireplace with slate hearth, built in storage cupboard, smooth plastered ceiling...



Externally

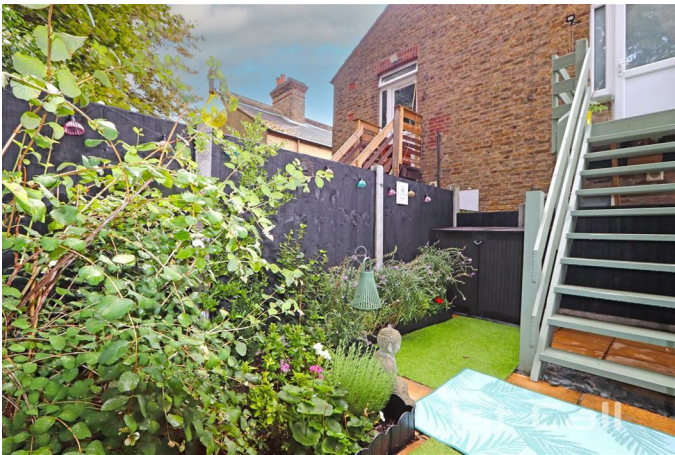
Off Street Parking

Allocated off street parking space to front of property, property is also located within a residents permit zone with annual permits available from the Local Authority for £22...

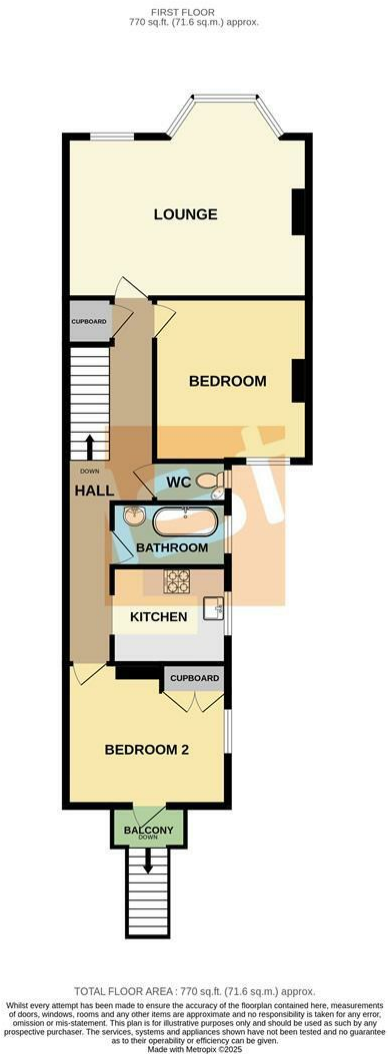
Rear Garden



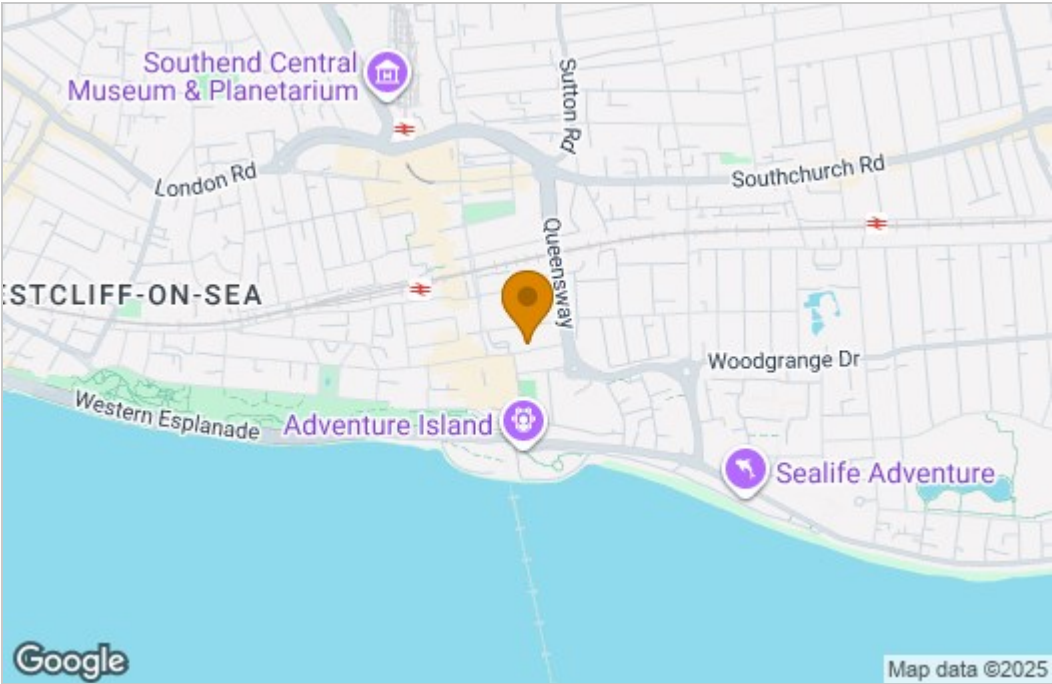
Timber balcony accessed via Bedroom 2 with stairs down to own compact rear garden, paved with artificial lawn and flower/ shrub border...



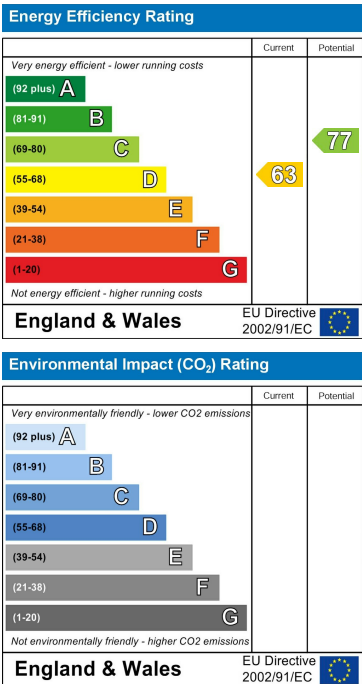
Floor Plan



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.