

# Ist Call

## SALES AND LETTINGS



### Rochford Road, Southend On Sea, SS2 6TN

**£225,000**

**CHAIN FREE!** - Spacious 3-bed maisonette arranged over 2 floors. 18'7" lounge/diner, modern kitchen, utility room, gas heating. Near Southend Airport & station for London. Must view!

This impressive three-bedroom maisonette spanning the second and third floors offers deceptively spacious accommodation that truly must be viewed to be fully appreciated. The generous proportions and thoughtful layout create a perfect family home with excellent modern amenities. The heart of the property features an expansive 18'7" lounge and dining area, providing ample space for both relaxation and entertaining. The fitted kitchen showcases modern functionality, complemented by a separate utility room that adds valuable practical space for laundry and storage. Three well-proportioned bedrooms offer flexible accommodation for growing families or professional use, while modern comfort is assured throughout with efficient gas central heating and double-glazed windows providing both warmth and peaceful living. The location is particularly advantageous, positioned in a popular residential area with excellent transport connectivity. Southend Airport and the railway station are both conveniently close, offering direct access to London Liverpool Street - perfect for commuters or frequent travellers. Offered with no onward chain, this represents an excellent opportunity for a smooth and straightforward purchase process. The combination of generous accommodation, modern amenities, and outstanding transport links makes this an exceptional proposition. Viewing is absolutely essential to appreciate the true scale and quality of this remarkable maisonette.



### Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with stairs to second floor landing. Own front door to...

### Entrance Hall



Radiator, range of built in storage cupboards, security entryphone, stairs to upper floor, laminate wood flooring, doors off to...

### Lounge/ Diner 18'7 x 11' < 8'8 (5.66m x 3.35m < 2.64m)



Double glazed windows to front and rear aspects, two radiators, dado rail, laminate wood flooring, coved ceiling...



### Kitchen 12' x 6'10 (3.66m x 2.08m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker with extractor hood over. space and plumbing for dishwasher, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks and flooring, double glazed window to front...



### Utility Room 6'6 x 5'7 (1.98m x 1.70m)



Working surface with space and plumbing for washing machine beneath, obscure double glazed window to side...

## Landing



Double glazed window to side, radiator, loft access (we have been advised that there is a drop down loft ladder, light and the loft space is partially boarded), built in storage cupboard, doors off to...

## Bedroom 1 12'8 x 8'8 (3.86m x 2.64m)



Double glazed window to front, radiator...

## Bedroom 2 12' x 6'11 (3.66m x 2.11m)



Double glazed window to front, radiator, coved ceiling...

## Bedroom 3 11'5 x 5'8 (3.48m x 1.73m)



Double glazed window to rear, radiator...

## Bathroom



White suite comprising panelled bath with mixer tap and shower unit over, pedestal wash hand basin, heated towel rail, fully tiled walls and flooring, obscure double glazed window to side...

## Separate W.C.



White low level W.C. and corner pedestal wash hand basin, tiled splashbacks and flooring, extractor fan...

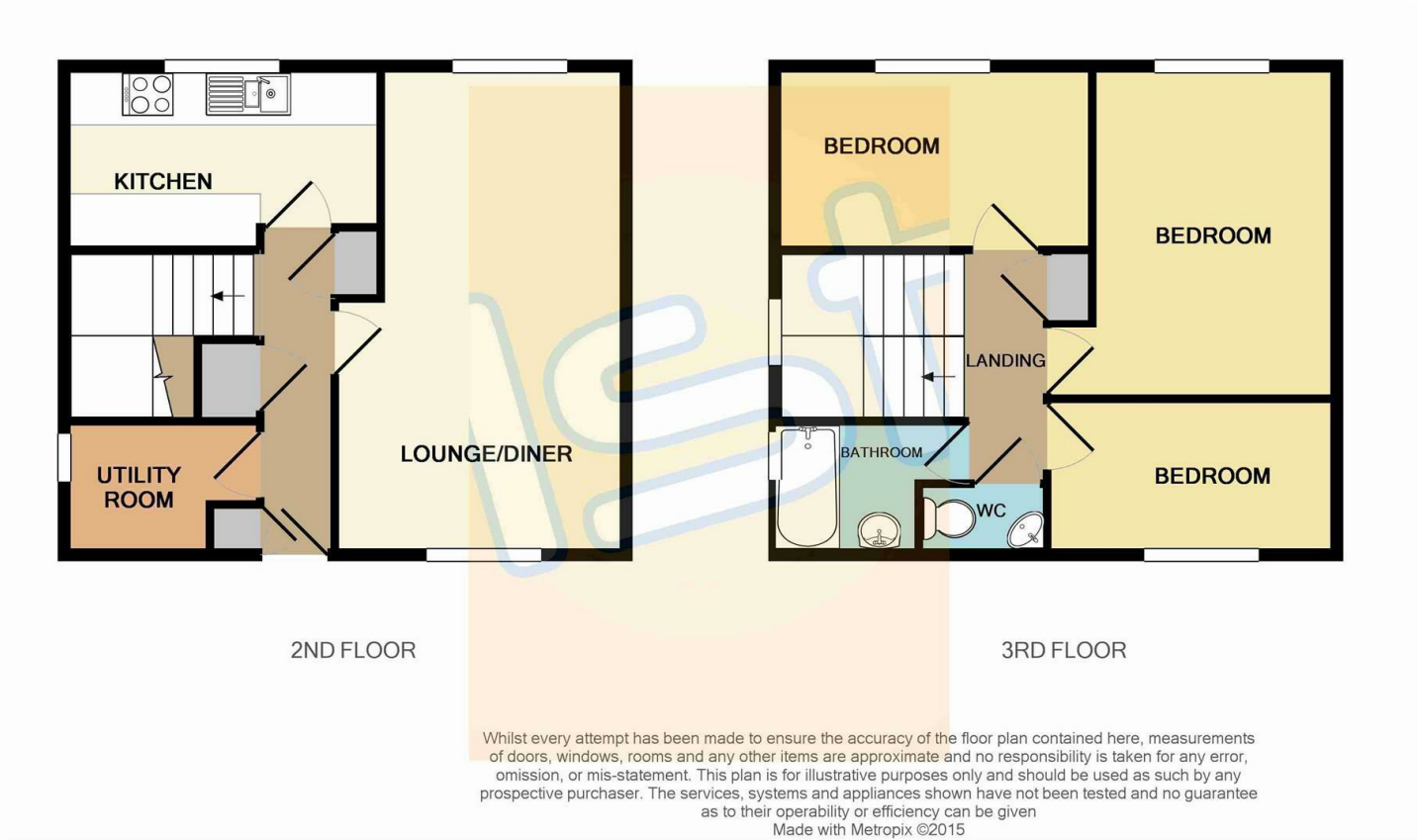
## Parking

The property is located within a residents parking

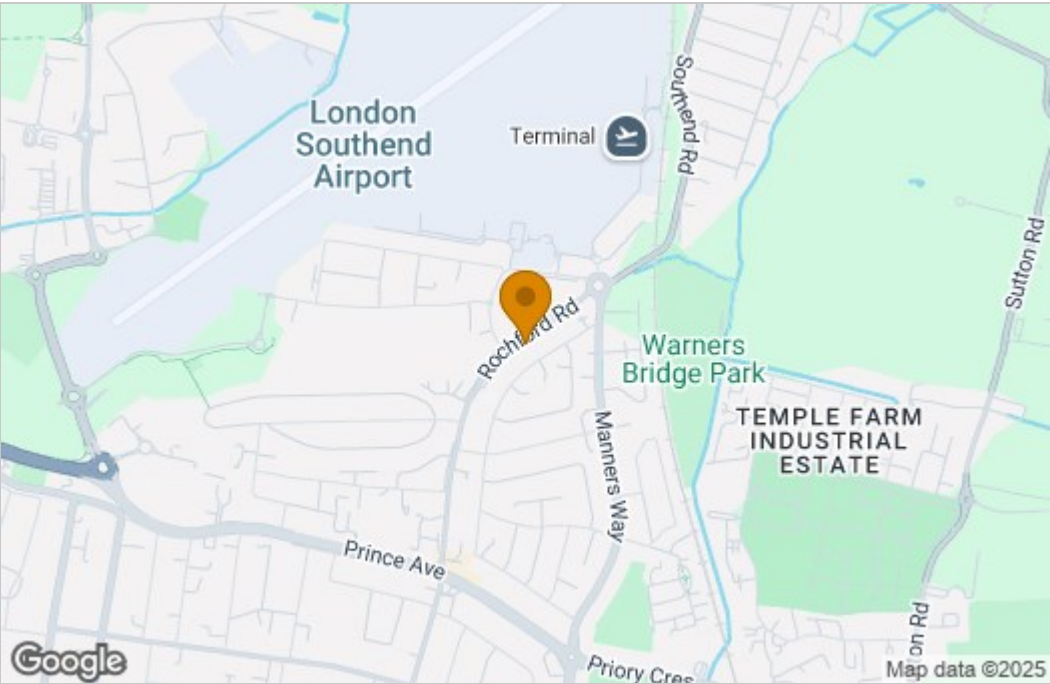
zone with annual permits available from the Local  
Authority from £22 per month...



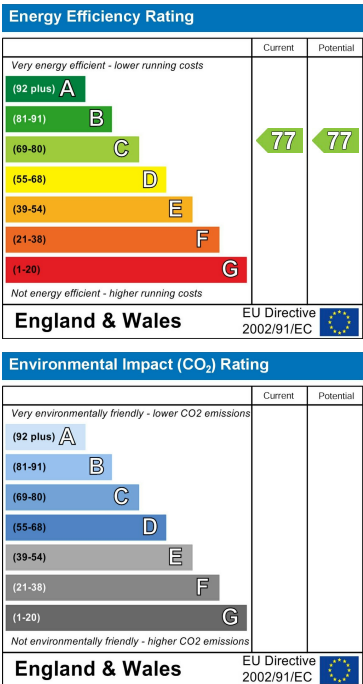
Floor Plan



Area Map



Energy Efficiency Graph



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