

# 1st Call

## SALES AND LETTINGS



Guildford Road, Southend-On-Sea, SS2 5AR

**£1,200 PCM**



Nestled on Guildford Road in the vibrant area of Southend-On-Sea, this charming two-bedroom flat conversion offers a delightful blend of character and modern living.

Spanning an impressive 603 square feet, this flat features a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The well-appointed bedroom provides a peaceful retreat, while the bathroom is designed for comfort and practicality.

One of the standout features of this property is the private rear garden,

Located close to the bustling Town Centre, residents will benefit from a wealth of amenities, including shops, restaurants, and leisure facilities. Additionally, excellent transport links ensure easy access to surrounding areas, making this flat perfect for commuters or those who enjoy exploring the wider region.

- Ground Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Gas Central Heating
- Double Glazed
- Rear Garden



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