

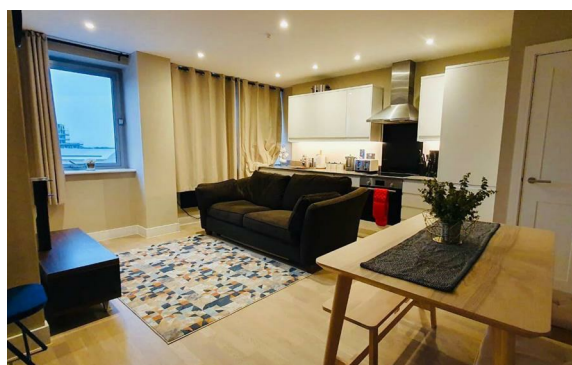


## 9 Southchurch Road, Southend-On-Sea

Guide Price £160,000



- Well presented modern two bedroom apartment located on the 5th floor
- Allocated parking space
- Ideal for first time buyers or investment opportunity
- Positioned in the Southend City Centre, within easy reach of Seafront, Beach and Pier
- Offered for sale with no onward chain
- Close to railway station, local amenities and shops
- Secure intercom entry
- Entrance hall, bathroom, lounge/diner/kitchen and three piece bathroom



**Modern two-bed fifth-floor flat with open-plan lounge/kitchen/diner, sleek bathroom, and allocated parking. Steps from the seafront, pier, and station. No onward chain — perfect for first-time buyers or savvy investors who like a view with their cuppa.**

Located in the heart of Southend-On-Sea, this well-presented modern two-bedroom flat offers a delightful living experience on the fifth floor. With an allocated parking space and secure intercom entry, this property combines convenience with comfort, making it an ideal choice for both first-time buyers and investors alike.

As you enter the flat, you are greeted by a welcoming entrance hall that leads into a spacious open plan lounge, diner, and kitchen area. This contemporary design creates a perfect space for entertaining guests or enjoying quiet evenings at home. The kitchen is well-equipped, allowing for effortless meal preparation while remaining part of the social atmosphere.

The flat features two generously sized bedrooms, providing ample space for relaxation and rest. The three-piece bathroom is modern and functional, catering to all your daily needs.

Positioned in Southend City Centre, this property is just a stone's throw away from the stunning seafront, beach, and iconic pier, offering a vibrant coastal lifestyle. Additionally, the proximity to the railway station ensures excellent transport links, making commuting a breeze. Local amenities and shops are also within easy reach, providing everything you need right at your doorstep.

Offered for sale with no onward chain, this flat presents a fantastic opportunity to secure a modern home in a prime location. Whether you are looking to enjoy the lively atmosphere of Southend or seeking a sound investment, this property is not to be missed.



#### THE SMALL PRINT:

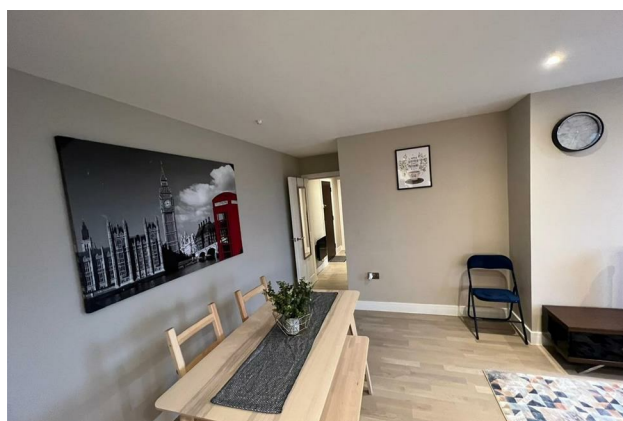
Length of Lease: 139 years remaining  
Annual Ground Rent: £375.00  
Annual Service Charge: £2,932.22  
Freeholder: tbc  
Council Tax Band: C  
Local Authority: Southend on Sea

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

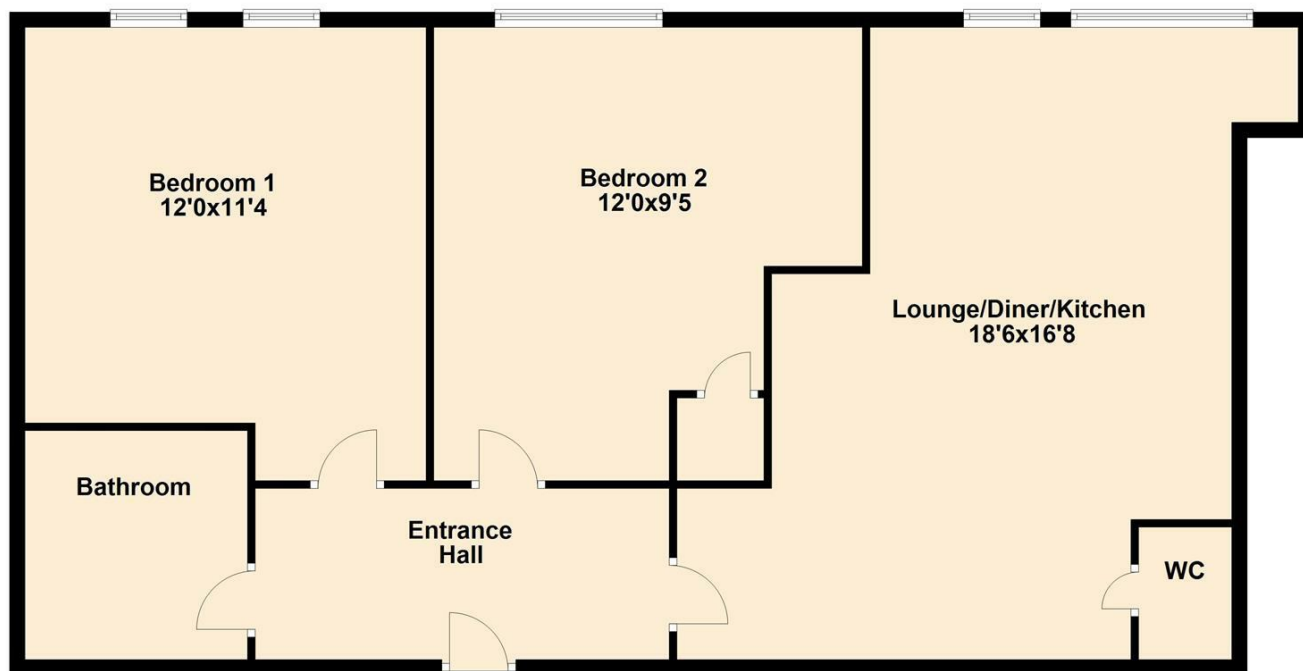
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

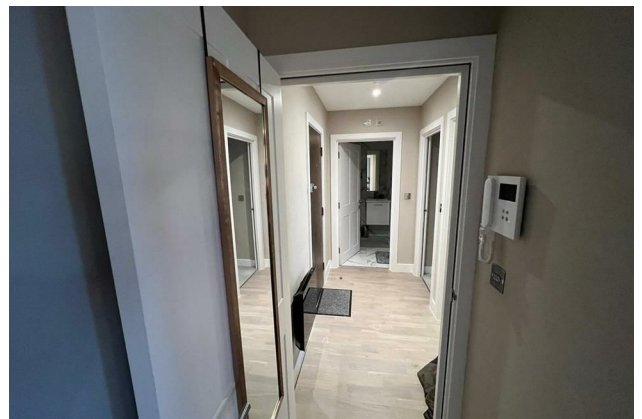
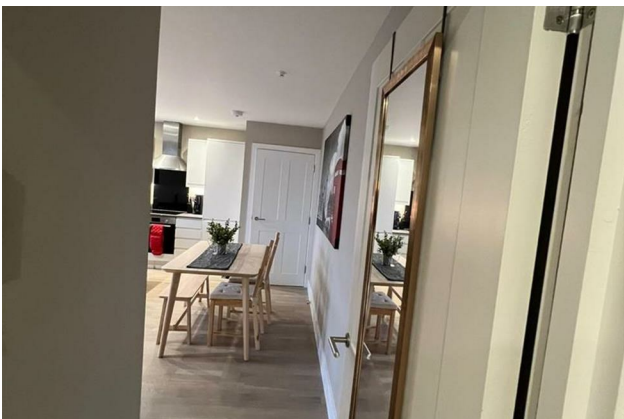
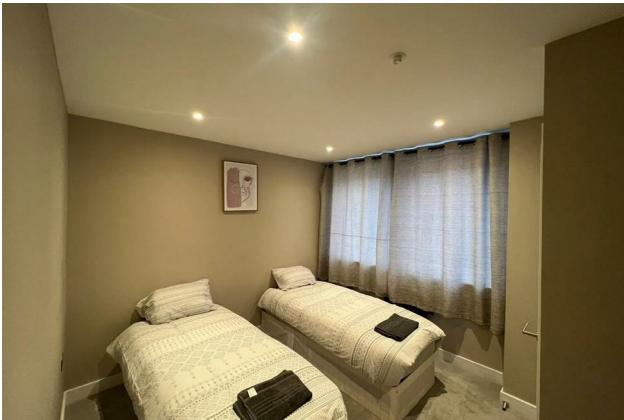
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan







**Colubrid.co.uk**