



Flat 10, Tideway



# Flat 10, Tideway 80 Eastern Esplanade Southend-On-Sea Essex SS1 2DA

Home Estate Agents are delighted to offer for sale with no onward chain this fantastic two double bedroom first floor seafront apartment in Southend-on-Sea which offers a stunning estuary vista as well as coming with two balconies, allocated off street parking and a private garage.

The accommodation comprises; communal entrance lobby to the ground floor with stairs leading to the first floor and private door into; entrance hall, two double bedrooms, bathroom, separate WC, inner hallway and a fabulous open-plan kitchen/lounge/diner. Externally, this spacious flat benefits from having two balconies (to front and rear), allocated off street parking and a private single garage.

The property is served by gas central heating and offers double glazed windows throughout.



Situated on Eastern Esplanade in Southend-on-Sea, this sizeable residence is within close proximity to a number of local amenities which includes nearby shops, restaurants, seafront and mainline railway station which serves London Fenchurch Street for commuters.

Providing approximately 1,000 sq ft of accommodation, coming with a share of the freehold and being available with no onward chain, we strongly recommend internal viewings to avoid missing out.

## Entrance

Communal entrance lobby with stairs leading to first floor. Private door into:

## Hallway

Tiled flooring, wall mounted light, radiator, double glazed windows to front offering sea views. Door into:

## Open Plan Lounge/Kitchen/Diner 27'10 x 16'7

Karndean flooring, built in sliding door wardrobes, three ceiling lights, radiator, double glazed sliding doors leading to balcony with fitted blinds and offering sea views, laminate rolled edge worksurfaces with fitted contemporary wall and base units, tiled walls, fridge freezer, further separate freezer, washing machine,



integrated Bosch oven with a four ring AEG induction hob and extractor over, one and a quarter bowl sink with drainer and taps.

**Bedroom One** 15'3 x 11'7

Karndean flooring, ceiling light, radiator, built in sliding door wardrobes, double glazed sliding door leading to balcony with fitted blinds.

**Bedroom Two** 12'2 x 8'10

Karndean flooring, ceiling light, radiator, built in wardrobes, double glazed windows to rear with fitted blinds.

**Inner Hallway**

Karndean flooring, radiator, ceiling light, storage cupboard, doors into bedrooms and bathroom.



**Bathroom**

Tiled flooring and walls, extractor, ceiling light, corner shower cubicle, wash hand basin with mixer tap, WC, bath with mixer taps, heated towel rail.

**Separate WC**

Tiled flooring and walls, ceiling light, extractor, WC, hand wash basin with mixer tap.

**Externally**

**Rear Balcony**

Tiled flooring and overlooking rear car park.

**Front Balcony**

Accessed from the kitchen/lounge/diner with tiled flooring, glass balustrade and offering estuary views.

**Lease Information**

Share Of Freehold

Lease: 85 Years Remaining

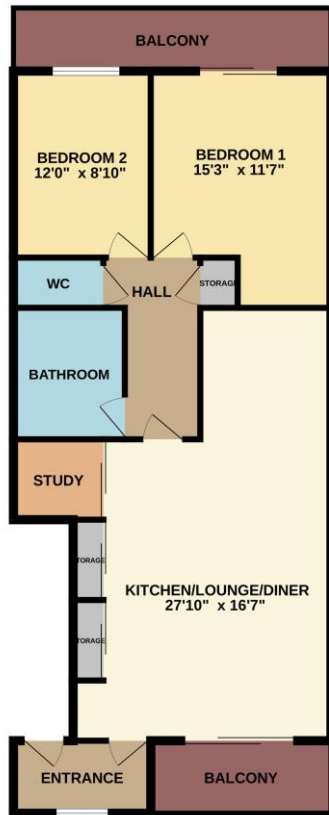
Ground Rent: £0

Service Charge Approx £2000 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.



FIRST FLOOR  
1000 sq.ft. approx.



TOTAL FLOOR AREA: 1000 sq.ft. approx.  
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Price: £475,000 Share of Freehold

HOME - The Estate Agent of Leigh  
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