



120 Alexandra Road

# 120 Alexandra Road Southend-On-Sea Essex SS1 1HB

Home Estate Agents are very excited to offer for sale this charming two bedroom first floor apartment which is situated in the heart of the Southend Conservation area and comes with not only its own section of rear garden but off street parking and a share of the Freehold.

The accommodation comprises; own private entrance door and hallway, a spacious landing area, south facing lounge with feature fireplace, separate kitchen/diner, two bedrooms and a three piece bathroom suite.

Externally the property comes with its own section of rear garden plus an allocated parking space to the front.

Situated on Alexandra Road, within the sought after Southend Conservation area this characterful apartment is ideally located for the Cliffs, beach along with Southend Central Mainline Railway station giving direct access to London Fenchurch Street.



## Accommodation Comprises

The property is approached via its own private entrance door leading to:

## Entrance Hall 10'11 x 3'7

With tiled flooring, cornice to ceiling with ceiling rose, picture rail, stairs leading to:

## Split Level Landing 19'6 x 5'5

A spacious landing with double glazed obscure window to side aspect, carpeted, access to loft space, cornice to ceiling with ceiling rose, picture rail, built-in storage cupboard housing boiler (not tested), vertical radiator, doors to:

## Lounge 12'10 x 12'2

Sash window to front aspect, carpeted, feature fireplace with tiled inserts, hearth and attractive wooden surround, cornice to ceiling with ceiling rose, picture rail, radiator.

## Kitchen/Diner 17'11 (reducing to 15'1) x 10'6

A great size kitchen/diner with double glazed windows to both side and rear aspects. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, integrated space for Range master cooker with fitted extractor hood over, further range of matching eye level wall mounted units, integrated fridge and separate freezer, dishwasher and



#### Bathroom 6'1 x 5'7

Double glazed obscure window to side aspect, three piece suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity unit beneath, wood flooring, heated towel rail.

#### Externally

#### Rear Garden

The property benefits from its own rear garden which is paved with garden shed.

#### Front Garden

There is off street parking for one vehicle, located to the front of the property.

#### Lease Information

The property is being sold with Share of Freehold. There is no ground rent payable. Buildings insurance is £240 p/a. Maintenance is split between the ground floor flat as and when required.



washing machine, wood flooring, exposed brick work to one wall.

#### Bedroom One 12'5 x 12'3

Double glazed window to rear aspect, carpeted, feature fireplace with tiled inserts, hearth and attractive wooden surround, cornice to ceiling with central ceiling rose, picture rail, radiator.

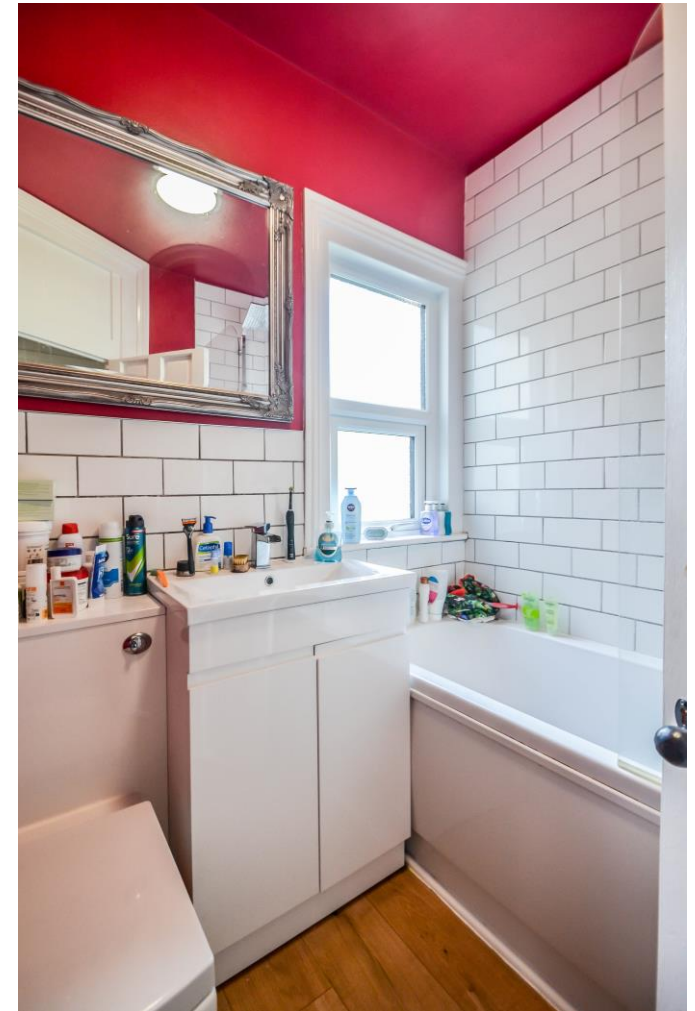
#### Bedroom Two 8'8 x 5'9

Sash window to front aspect, carpeted, cornice to ceiling with central ceiling rose, radiator.

FLOOR



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Price: £325,000 Share Of Freehold

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