



Flat 1, Murray House

Flat 1, Murray House Eastern Esplanade Westcliff-On-Sea Essex SS1 3DN

Home Estate Agents are happy to present this wonderful two bedroom ground floor apartment situated in this modern block which is being sold with not only a share of the Freehold, but a garage with two additional parking spaces and no onward chain.

The accommodation comprises; entrance hall, a south facing lounge with access to the balcony offering wonderful estuary views, a separate modern fitted kitchen again with estuary views, two double bedrooms - the master with an en suite cloakroom plus a modern bathroom suite.

Externally there is a good size south facing balcony to the front with estuary views, whilst to the rear there is a detached garage with addition off street parking for two vehicles.



Situated on Eastern Esplanade, Southend on Sea this fabulous seafront apartment is perfectly located for the beach with Southend Town Centre and mainline railway station also being close at hand.

Accommodation Comprises

The property is approached via secure entry phone system into communal hall with private door leading to:

Entrance Hall 14'7 x 6'1 (max)

Wood flooring, wall mounted entry phone system, two built-in storage cupboards, radiator, doors to:

Lounge 14'9 x 11'10

Double glazed patio doors to front aspect giving access to the balcony with estuary views, wood flooring, coved ceiling, radiator, archway through to:



Kitchen 14'1 x 10'1

Double glazed window to front aspect with estuary views, the kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, built-in oven, hob and extractor hood, further range of matching eye level wall mounted units, integrated fridge/freezer, dishwasher and washer/dryer, radiator.

Bedroom One 12'4 (max) x 10'7

Double glazed window to rear aspect, carpeted, range of fitted floor to ceiling wardrobes and matching drawers, radiator, door to:



En-Suite Cloakroom 6'6 x 3'5

Modern two piece suite comprising; low level WC, pedestal wash hand basin.

Bedroom Two 12'2 x 10'8

Double glazed window to rear aspect, carpeted, range of fitted floor to ceiling wardrobes, radiator.

Bathroom 6'11 x 6'2

Double glazed obscure window to side aspect, modern suite comprising; bath with mixer tap and shower over, low level WC, pedestal wash hand basin, fully tiled to surrounding walls, tiled flooring, radiator.

Externally

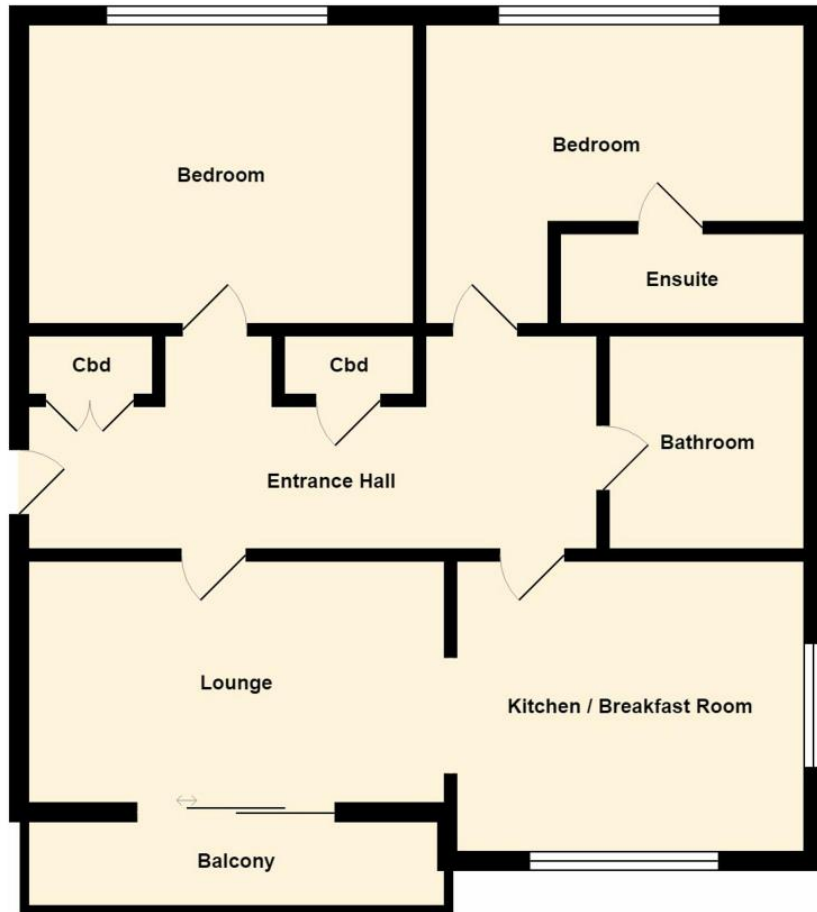
Garage & Parking

The property benefits from a detached garage located to the rear of the building with additional parking for two/three vehicles.

Lease Information

Share Of Freehold
Lease: 987 years remaining
Ground Rent: £0
Service Charge: £1364 Per Annum

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



Offers Over £420,000 Leasehold – Share of Freehold

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.