



Flat 34, The Pavilions

Flat 34, The Pavilions 140 Cambridge Road Southend-on-Sea Essex SS1 1HP

Home of Leigh are pleased to present this beautifully maintained two bedroom ground floor apartment, located within this popular block in the heart of the Southend Conservation area.

The accommodation comprises, entrance hall, a spacious open plan lounge and kitchen, two well appointed bedrooms and a modern three piece bathroom suite.

Externally the property stands in large well tended grounds with communal gardens and secure allocated parking.



Located on Cambridge Road in the highly desirable Southend Conservation Area, this wonderful apartment is ideally positioned for the Cliffs, Southend Beach as well as Southend Central railway station giving direct access to London Fenchurch Street.

Accommodation Comprises

Entrance

The property is approached by a communal entrance door leading to communal entrance hall with person door leading to:

Entrance Hall 7'8 max x 8'5

Great size entrance hall with wood flooring, wall mounted entrance phone system, built-in cupboard housing Megaflow tank, smooth plastered ceiling with inset spot lighting, wall mounted electric radiator. Doors to:



surfaces with cupboards and drawers beneath, built-in AEG twin ovens with four ring electric hob and extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, integrated fridge and separate freezer, further integrated washing machine and slim line dishwasher, wood flooring, tiled splash backs.

Bedroom One 12'8 plus depth of wardrobe x 8'1

Double glazed window to rear aspect, carpeted, built-in wardrobe, smooth plastered ceiling, wall mounted electric radiator.



Open Plan Lounge/Kitchen 18'1 reducing to 11'4 x 14'2

A fantastic open plan living area with two clearly defined areas as follows:

Lounge 14'2 x 11'4

Double glazed window to front aspect, wood flooring, smooth plastered ceiling with inset spot lighting, wall mounted electric radiator. Open plan to:

Kitchen 10'9 x 7'6

Double glazed window to front aspect, the kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of roll edge work

Bedroom Two 9'4 x 6'9

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, wall mounted electric radiator.

Bathroom 7'2 x 6'1

Modern three piece suite comprising panelled bath with shower over, low level w.c, wall mounted wash hand basin with mixer tap with vanity drawers beneath, half tiled to surrounding walls, heated towel rail.

Externally

The property is situated in large communal grounds with well maintained gardens surrounding the building. There is also bin storage with the grounds.

Parking Facilities

The property benefits from allocated parking space which is accessed from secure gated entry from Cambridge Road.

Lease Information

Leasehold -Share Of Freehold

Lease: 988 years remaining

Ground Rent: £0

Service Charge: £95 PCM including building insurance

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

Agents Note

No pets





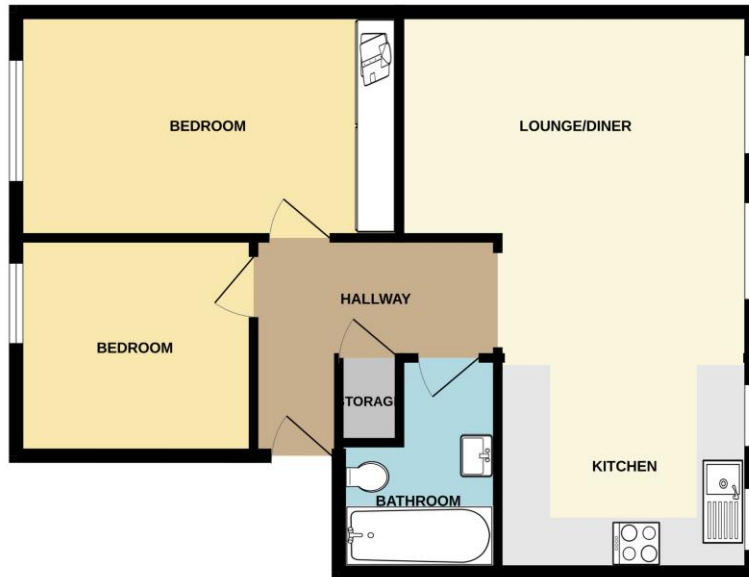




25-33

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GROUND FLOOR



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Price £235,000 Leasehold – Share of Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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