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ASPIRE
ESTATE AGENTS









Dungannon Chase, Southend-On-Sea Offers in excess of £300,000

*** NO ONWARD CHAIN ***

The property was newly refurbished with the intention of the current owner moving in themselves, which is reflected in both the quality and attention to detail throughout. The stunning kitchen is completely brand new and fitted with integrated AEG appliances, while the stylish four piece bath/shower room has also been newly installed and remains unused.

The bright and spacious lounge opens directly onto a south-facing balcony, which can also be accessed via the principal bedroom, creating a lovely additional seating area with plenty of natural light. Further benefits include an additional cloakroom/WC, newly plastered ceilings, re-decoration throughout, brand new carpets, and a newly installed boiler and central heating system complete with brand new radiators throughout.

Externally, the apartment enjoys beautifully maintained communal gardens, residents parking and a garage positioned within a nearby block.

Main Entrance Hall
Welcoming entrance hall with security entry phone system and built-in storage cupboard housing the utilities and boiler. Radiator. Smooth walls with decorative coving.

Kitchen
10'6" x 8'9" (3.21 x 2.67)
Recently refitted with a stylish range of modern base and wall mounted units complemented by square edged wooden worktops. Inset porcelain style sink with mixer tap. Integrated AEG oven, microwave and electric hob with extractor hood above. Space for freestanding fridge/freezer and washing machine. Contemporary tiled splashbacks and inset ceiling lighting. Double glazed window to the rear and glazed sliding door opening into the hallway.

Inner Hallway
6'10" x 3'6" (2.09 x 1.08)
Useful built-in shelved storage cupboard. Access to both bedrooms, bath/shower room and separate cloakroom/WC.

Lounge
15'10" x 14'5" (4.84 x 4.40)
A generous and naturally bright reception room with double glazed window and sliding patio doors opening onto the south facing balcony. Smooth ceiling with coving and radiator. Door leading through to the inner hallway.

Bedroom One
14'4" x 10'3" (4.39 x 3.14)
Spacious dual aspect principal bedroom with double glazed windows to the front and side elevations. Double glazed door providing direct access onto the south-facing balcony. Built-in double wardrobe with overhead storage. The room also benefits from curtains with thermal lining, helping with both comfort and insulation. Radiator and smooth ceiling with coving.

Bedroom Two
12'0" x 8'9" (3.67 x 2.69)
Well-proportioned second double bedroom overlooking the communal gardens via a double glazed rear window. Built-in wardrobe with additional storage above. Radiator and smooth ceiling with covin

Four Piece Bathroom
8'11" x 5'3" (2.73 x 1.61)
Beautifully refitted modern four piece suite comprising panelled bath with chrome mixer tap and shower attachment, vanity wash hand basin with storage beneath, push button WC and separate glazed shower enclosure with MIRA electric shower. Chrome heated towel rail. Inset ceiling lighting and obscure double glazed window to the rear.

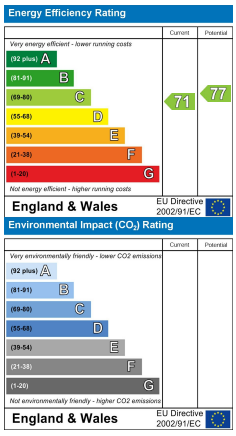
Additional W/C
Fitted with a contemporary push button WC with concealed saniflow system.

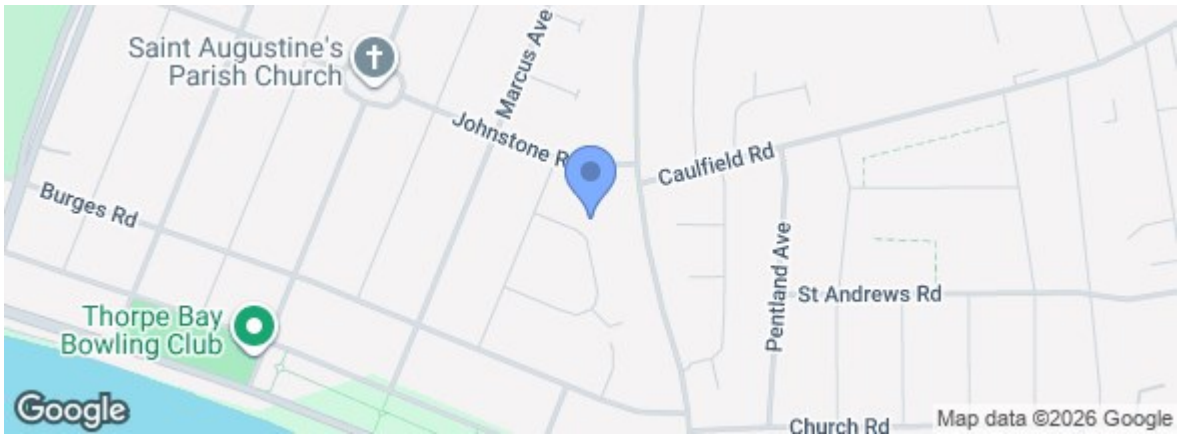
Balcony

Communal Gardens
The development benefits from beautifully maintained communal gardens for residents to enjoy

Garage
Garage positioned within a nearby block to the rear of the apartments, benefitting from a newly fitted up and over door.

Agents Note
The vendor has advised that the property has undergone extensive refurbishment including a brand new kitchen and bathroom, replastered ceilings, redecoration throughout and new carpets.





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