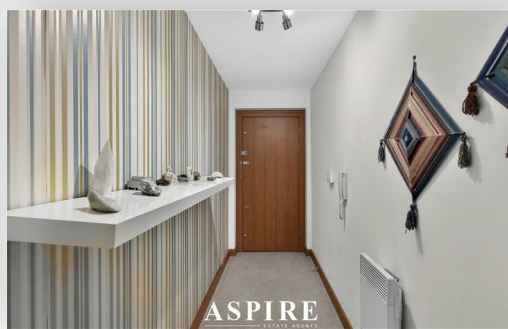
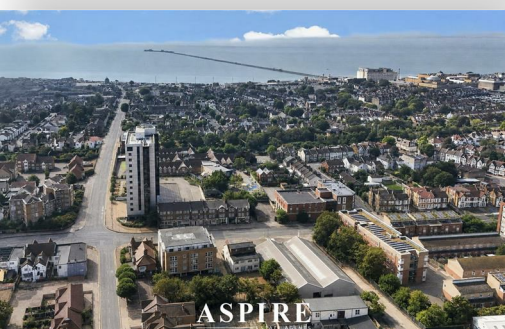


***To arrange a viewing contact us
today on 01268 777400***



Southchurch Road, Southend-On-Sea Guide price £180,000

*** NO ONWARD CHAIN - GUIDE PRICE £180,000 - £190,000 ***

Aspire are delighted to present this beautifully presented two double bedroom ground floor apartment, offering spacious, contemporary accommodation together with a private south-facing courtyard balcony and secure gated allocated parking.

Perfectly suited to first-time buyers, downsizers, commuters or investors, the property is presented in excellent condition throughout and offers a fantastic opportunity for anyone looking for a stylish, move-in-ready home close to the coast.

At the heart of the apartment is an impressive 21'11" open plan kitchen/reception room, providing plenty of space for both living and dining. The contemporary kitchen is incorporated seamlessly into the room, creating a sociable layout ideal for everyday living and entertaining.

Both bedrooms are generous doubles, with the impressive principal bedroom measuring approximately 17'8" in length and benefiting from its own en-suite shower room. A separate modern bathroom serves the second bedroom and guests.

Externally, the property enjoys a private south-facing courtyard balcony, providing a valuable outside space for relaxing, entertaining or enjoying the warmer months. Secure gated allocated parking provides further convenience.

Hallway

The apartment is entered into a central hallway providing access to all principal rooms and creating a practical flow throughout the accommodation.

Kitchen / Reception Room

21'11" x 11'1" (6.69m x 3.40m)

A fantastic open plan living space forming the heart of the apartment. The room comfortably incorporates kitchen, dining and lounge areas, creating a versatile and sociable environment for both everyday living and entertaining.

The contemporary kitchen provides a range of fitted storage, work surfaces and integrated cooking facilities, while the generous proportions allow plenty of room for lounge and dining furniture.

Bedroom One

17'8" x 9'3" (5.39m x 2.84m)

An impressive principal double bedroom offering excellent proportions and ample space for bedroom furniture. The room also benefits from its own private en-suite shower room.

En-Suite

6'5" x 5'6" (1.96m x 1.70m)

A convenient en-suite shower room serving the principal bedroom.

Bedroom Two

14'6" x 8'4" (4.44m x 2.56m)

A generous second double bedroom providing excellent flexibility as a guest bedroom, home office or additional living space if required.

Bathroom

7'1" x 5'7" (2.17m x 1.71m)

A well-appointed bathroom conveniently positioned to serve the second bedroom and guests.

Exterior

The property benefits from a private south-facing courtyard balcony, providing a fantastic low-maintenance outside space ideal for seating, outdoor dining or simply enjoying the sunshine.

The apartment also benefits from secure gated allocated parking, providing both convenience and peace of mind.

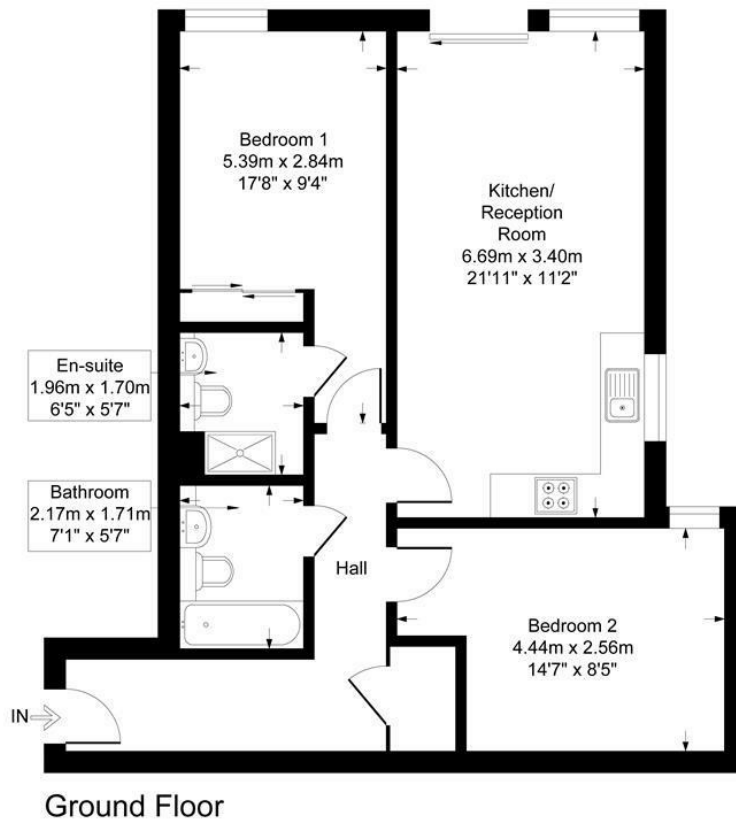
Location

Ideally positioned for both commuters and those looking to enjoy the Southend lifestyle, the property is within a short walk of Southend East Train Station, providing direct C2C services towards London Fenchurch Street.

Southend seafront is also within easy reach, alongside the beach, promenade and a wide variety of local shops, cafés, restaurants and everyday amenities. Excellent bus and road connections provide convenient access throughout the surrounding area.

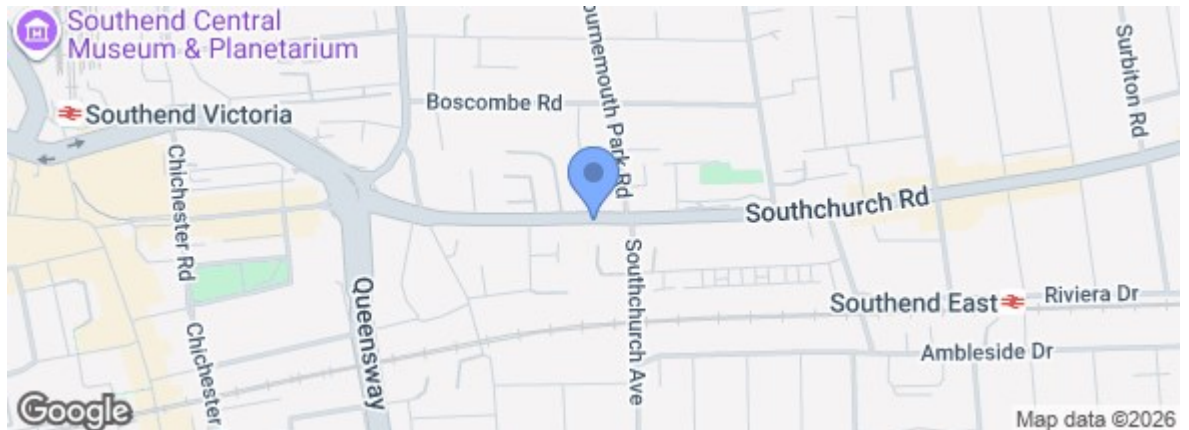
343 Southchurch

Approximate Gross Internal Floor Area = 68.6 sq m / 738 sq ft



Ground Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.