



LANCASTER GARDENS SOUTHEND-ON-SEA, SS1 2NS

* £220,000 - £230,000 * NO ONWARD CHAIN * BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM LOWER GROUND-FLOOR FLAT BOASTING DIRECT ACCESS TO A PRIVATE REAR GARDEN, STYLISH INTERIORS AND A VALUBALE SHARE OF FREEHOLD. PERFECTLY POSITIONED ON THE DOORSTEP OF TRAVEL LINKS, AMENITIES AND MUCH MORE.

**GUIDE PRICE £220,000
LEASEHOLD**

RP&C.
RICKY, PLANT & CHEN-PORTER

LANCASTER GARDENS

- Two double bedroom lower ground-floor flat
- Sold with no onward chain
- Direct access to private rear garden
- Beautifully presented interiors
- Stylish kitchen and bathroom
- Generous living space with sizeable lounge
- On the doorstep of a wealth of amenities
- Within easy reach of multiple train stations providing direct access into Central London
- Within convenient distance of City Centre and Seafront
- Perfect first time or investment purchase

This beautifully presented luxury two double bedroom ground floor apartment is ideally positioned in central Southend, offering easy access to the City Centre, local amenities and transport links.

The accommodation boasts a sizeable 17' lounge, featuring patio doors opening directly onto a private, west-backing rear garden — perfect for relaxing or entertaining. The newly fitted modern kitchen has been thoughtfully designed to maximise both style and functionality.

The master bedroom benefits from a delightful bay-fronted window and large storage cupboard, whilst the second bedroom is also a generous double. The internal accommodation is concluded by a stylish shower-room.

Further highlights include permit parking, a new lease available, and a highly convenient location close to shops, restaurants and seafront attractions.

This superb property would make an ideal first-time purchase or investment opportunity, and early viewing is strongly recommended.

Two double bedroom flat

Entrance hallway

Bedroom one

Shower room

Lounge

Kitchen/breakfast room

Bedroom two

Rear garden



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ADDITIONAL INFORMATION

Local Authority – Southend

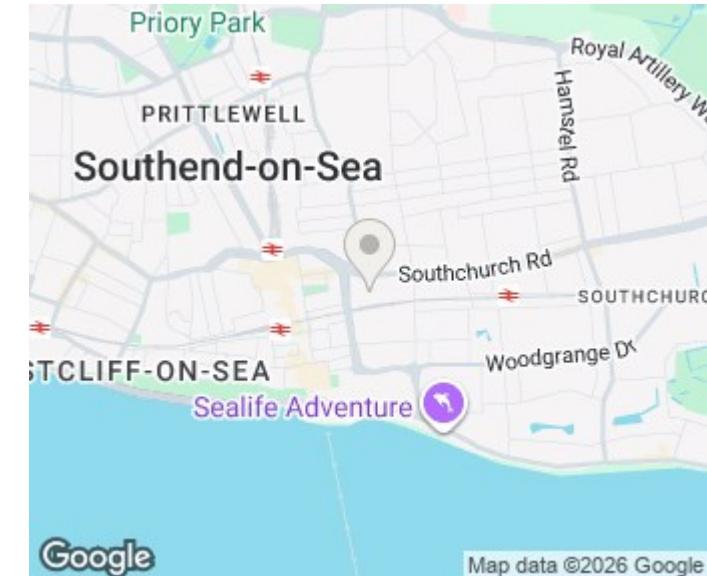
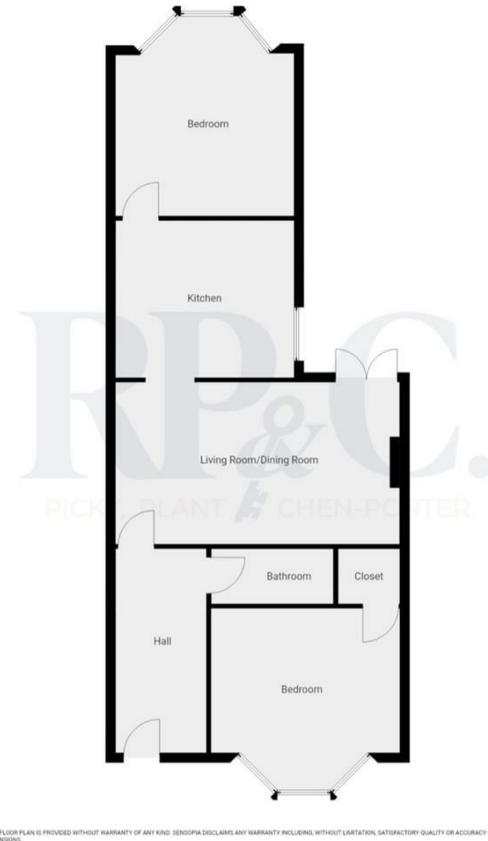
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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