

**EASTERN ESPLANADE**  
**SOUTHEND-ON-SEA, SS1 2ES**

**OFFERS OVER £160,000**  
**LEASEHOLD**

\*\* NO ONWARD CHAIN - SPACIOUS SEAFRONT SPLIT LEVEL MAISONETTE BOASTING  
DECEPTIVELY SPACIOUS ACCOMMODATION, A LONG LEASE TERM AND WONDERFUL SEASIDE  
VIEWS - GUIDE PRICE £160,000-£180,000 \*\*

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Sizeable one bedroom maisonette
- Fantastic seafront location
- Beautiful views across Thames Estuary
- Presented with no onward chain
- Long remaining lease
- Double bedroom with sea views
- Well presented bathroom
- Within easy reach of train stations proving direct access into Central London
- Incredible first time purchase
- View today!



A spacious one-bedroom split-level maisonette, enviably positioned along Southend Seafront, offering breathtaking estuary views from both the lounge and bedroom.

This well-presented home is brought to the market with no onward chain and features a bright and airy layout throughout. The accommodation includes a generous lounge, an ample-sized fitted kitchen, a stylish modern shower room, and a well-proportioned bedroom – all maintained in good condition.

Perfectly situated, the property benefits from excellent transport links with a choice of nearby train stations providing direct access into Central London. Southend City Centre is also within easy reach, offering a wide variety of shops, restaurants, and leisure facilities.

Further advantages include a long lease and its desirable seafront position, making this an excellent opportunity for first-time buyers or those seeking a coastal retreat.

Early viewing is highly recommended to fully appreciate the lifestyle and location this property has to offer.

**One bedroom maisonette**

**Split level landing**

**Lounge with sea views**

**Kitchen**

**Bedroom with sea views**

**Shower room**

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## ADDITIONAL INFORMATION

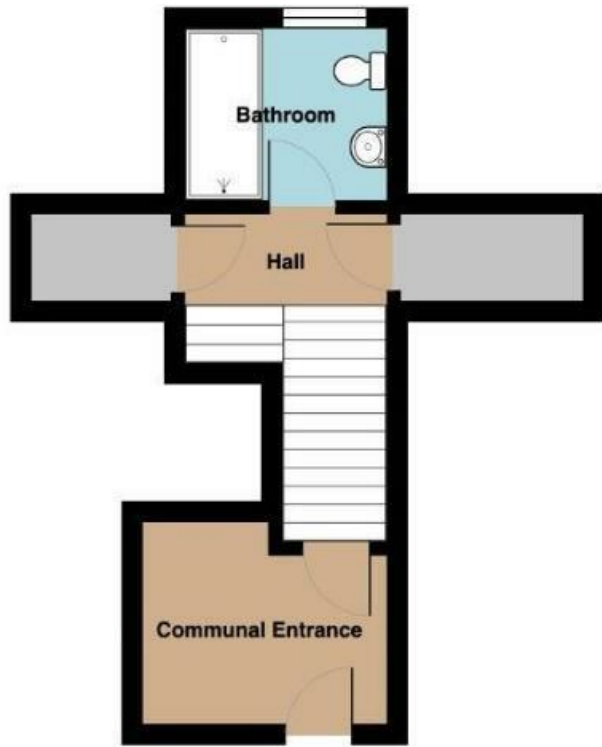
**Local Authority** – Southend

**Council Tax** – Band

**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		57	64
(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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