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Rosemary Lodge Baxter Avenue, Southend-On-Sea, SS2 6LJ

£89,000

Independent Over 55s Living | 98-Year Lease | Cash Buyers Only

An excellent opportunity to purchase a beautifully presented 2nd-floor retirement apartment, offered with NO ONWARD CHAIN for a smooth, swift sale. Priced at £89,000, this bright and airy 1-bedroom flat is tailored perfectly for the independent, "young at heart" over-55 buyer who wants a secure, low-maintenance home without paying for unwanted care infrastructure. There is no on-site warden or care line, allowing for independent living alongside a healthy 98-year remaining lease.
Due to retirement restriction clauses, this property is available to Cash Buyers Only.
Featuring secure lift access to all floors, an entry phone system, a dedicated private parking bay, and visitor spaces, the block also boasts a well-maintained communal garden. Superbly situated within easy walking distance of Southend Victoria and Southend Central railway stations, the high street shopping precinct, and the vibrant Southend seafront, this apartment perfectly balances lifestyle, community, and coastal convenience.

Key Features

• Asking Price: £89,000 (Leasehold - Cash Buyers Only)

Hallway and storage

A welcome entrance hall equipped with both an inbuilt storage cupboard and a separate airing cupboard.

Lounge/diner 19'6" x 13'0" max to bay (5.95 x 3.98 max to bay)






A lovely, sunlit living space featuring French doors that open out to a charming Juliet balcony, creating a bright and welcoming atmosphere.

Fully fitted kitchen 8'5" x 6'7" (2.57 x 2.02)



Practical and well-equipped with modern flooring and plenty of workspace.

Large shower room 7'6" x 6'6" plus door recess (2.30 x 1.99 plus door recess)



A spacious layout featuring a large shower enclosure, contemporary flooring, and built-in vanity storage cupboards.

Double bedroom 13'3" x 12'3" including wardrobes (4.05 x 3.74 including wardrobes)





A peaceful retreat complete with excellent built-in storage, including fitted wardrobes, overhead cupboards, and a matching chest of draws.

Exterior and gardens

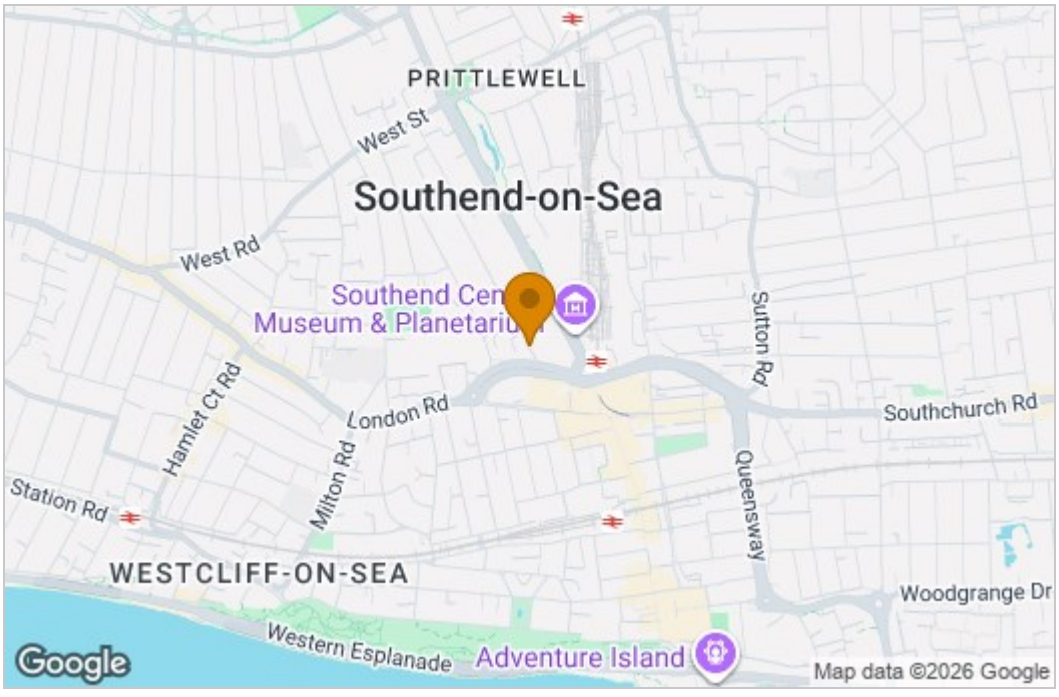
Access to a lovely, peaceful well-maintained communal garden, an allocated dedicated parking bay, and separate visitor parking bays.

Energy efficient night storage heating, full carpeting, integrated smoke alarms and secure entry phone system.
A monthly service charge of £226.30 per month, which includes ground rent.
LOCATION HIGHLIGHTS:

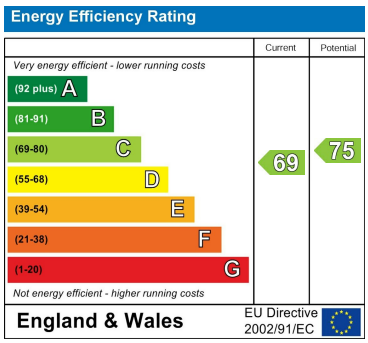
COMMUTER LINKS: Within short walking distance of both Southend Central (C2C line to London Fenchurch Street) and Southend Victoria (Greater Anglia line to London Liverpool street).
LOCAL AMENITIES: An easy stroll to the main shopping precinct, local cafes, supermarkets, and essential healthcare services.
LEISURE: Just moments from the seafront and coastal paths for fresh sea air and gentle walks

Floor Plan

Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.

These particulars do not constitute an offer or contract, the purchaser should satisfy himself independently as to the accuracy of the measurements, description and statements contained herein. All negotiations are to be conducted via Sorrell