



* £250,000 - £260,000 * A spacious ground floor flat offering versatile living accommodation, direct garden access and a generous west facing garden, all positioned in a convenient Southend-on-Sea location close to schools, transport links and amenities.

- Well Presented Ground Floor Flat
- Sizeable Open Plan Kitchen/Living Room
- Versatile Second Double Bedroom or Dining Room
- Extensive West Facing Rear Garden
- Gas Central Heating
- Entrance Hall with Storage
- Bay Fronted Master Bedroom
- Large Four Piece Bathroom
- Double Glazing
- Convenient Location Close to Schools and Transport Links

Lovelace Gardens

Southend-on-Sea

£250,000

Guide Price



Lovelace Gardens



This well proportioned ground floor flat opens with an entrance hall that includes useful storage and opens into a sizeable open plan kitchen/living room. This bright and sociable space also benefits from additional storage to the rear and French doors that open directly onto the garden, creating an ideal setting for relaxing or entertaining. The property offers two double bedrooms, including a bay fronted master bedroom and a second double bedroom with French doors to the garden, currently utilised as a dining room, demonstrating the flexibility of the layout. A generous four piece bathroom completes the interior, fitted with a bath, walk-in shower, WC and wash basin. Externally, the home enjoys an extensive west facing rear garden, ideal for enjoying afternoon and evening sun. Further benefits include double glazing and gas central heating.

Situated on Lovelace Gardens in Southend-on-Sea, the property falls within catchment of Hamstel Infant School and Nursery, Hamstel Junior Schools and Cecil Jones Academy. The location offers easy access to bus links, Southend East Train Station, local amenities and nearby parks, making it a practical and well connected place to live.

Two Bedroom Ground Floor Flat

Entrance Hall

11'5 x 3'7

Kitchen/Living Room

28'2 x 10'10>7'9

Bedroom One

12'3 x 10'8

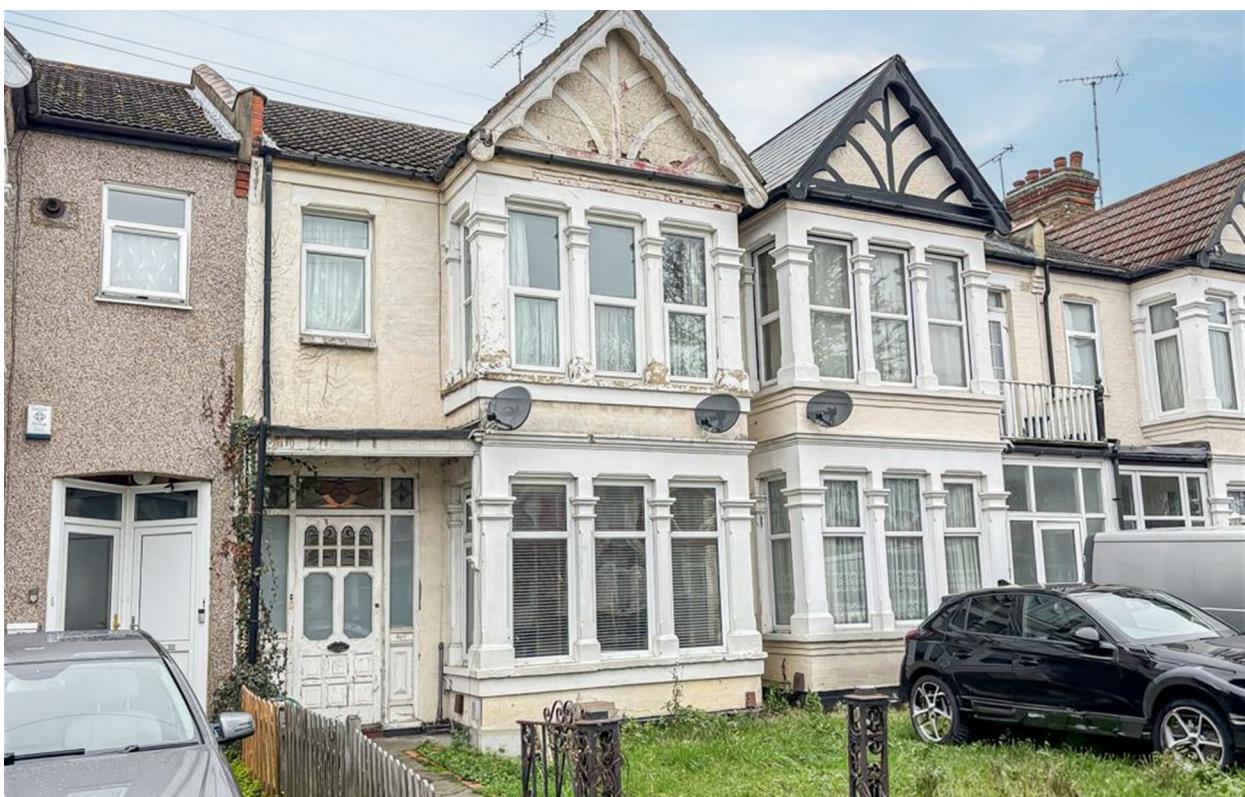
Bedroom Two/Dining Room

12'0 x 9'5

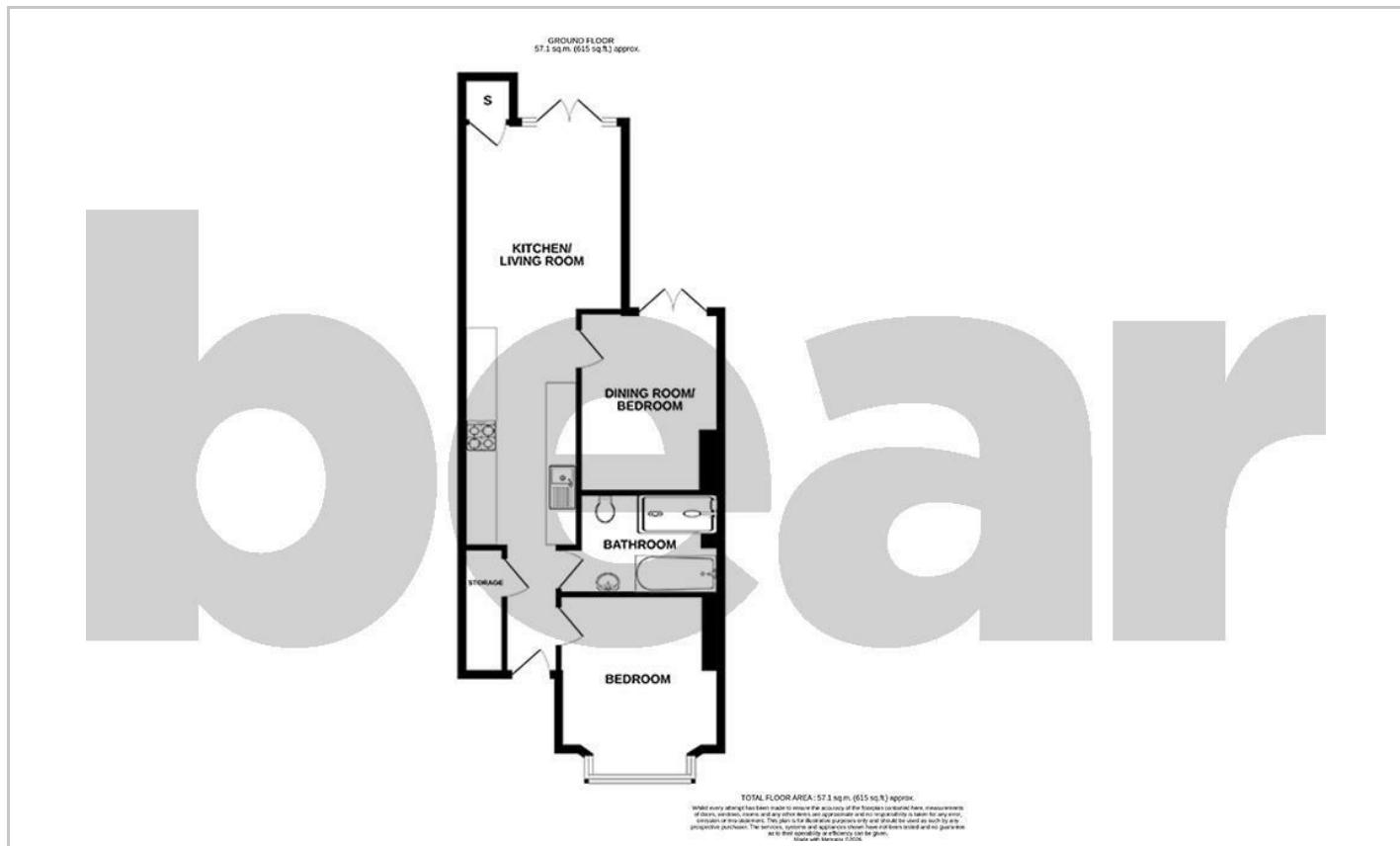
Four Piece Bathroom

10'8 x 6'9

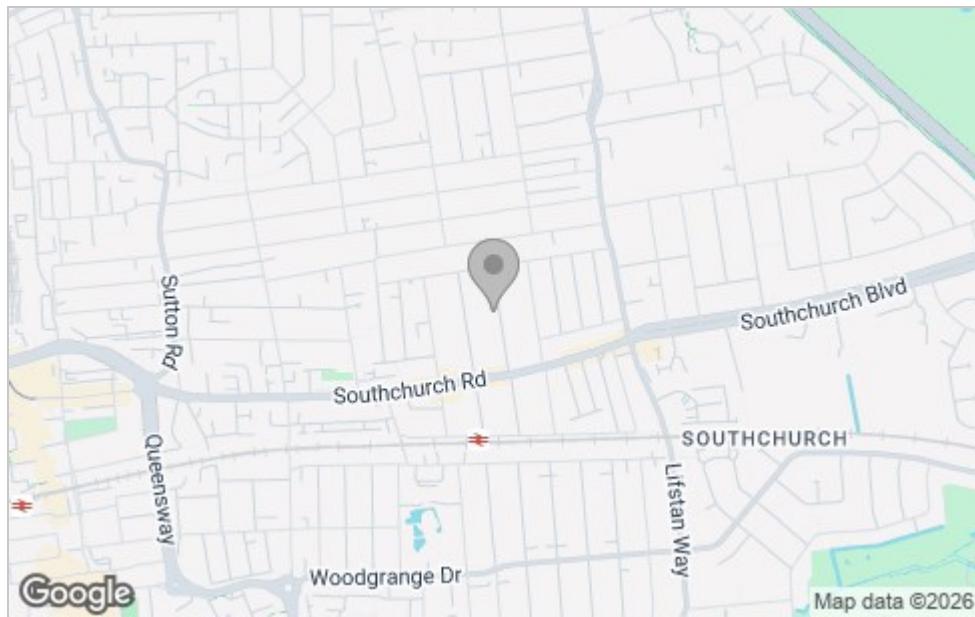
West Facing Garden



Floor Plan



Area Map



Energy Efficiency Graph

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 
Environmental Impact (CO₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(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 

Please cont.

viewing appointment for this property or require further information.

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