

# Ist Call

SALES AND LETTINGS



## Forge Way, Southend-On-Sea, SS1 2ZS

**£210,000 - Leasehold**

Immaculate seafront apartment in 'show home' condition! 18'6" lounge, south facing balcony, 2 doubles with master en suite, lift, parking. Near beach & city centre. 100+ year lease. Move-in ready!

Perfectly positioned on Forge Way just off Southend's stunning seafront, this immaculately maintained apartment offers the ultimate in coastal convenience with the beach, vibrant city centre, and excellent rail connections all moments away. Presented in pristine 'show home' condition throughout, this exceptional property showcases a bright and spacious 18'6" lounge that flows onto a delightful south-facing balcony - perfect for morning coffee while enjoying the sunshine. The contemporary fitted kitchen features quality integrated appliances, creating the ideal space for modern living. The accommodation includes two generously sized double bedrooms, with the master bedroom benefiting from a luxurious en suite, while a stylish modern bathroom serves the second bedroom. Every detail demonstrates meticulous care and attention to quality. Practical benefits include convenient lift access eliminating any stairs, plus your own allocated parking space within the secure residents' car park - invaluable in this prime seafront location. With over 100 years remaining on the lease, this represents exceptional long-term security. This remarkable apartment combines stunning presentation, premium location, and outstanding amenities in one exceptional package. The 'show home' condition means you can simply move in and immediately enjoy this fantastic coastal lifestyle. An internal viewing is absolutely essential to fully appreciate the immaculate condition and superior quality this outstanding seafront apartment offers.

## Accommodation Comprising



Front door with video security entryphone system providing access to well kept communal entrance, stair and lift access to first floor landing with own front door to...



### Entrance Hall

Wood flooring, electric heater, video entryphone handset, smooth plastered ceiling, doors off to...

### Lounge 18'6 x 10'4 (5.64m x 3.15m)



Double glazed french doors to small south facing balcony with wrought iron balustrade, electric heater, wood flooring, built in storage cupboard, smooth plastered ceiling, door to...



### Kitchen 10'2 x 7'2 (3.10m x 2.18m)



Comprehensive range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and stainless steel extractor hood over, integrated microwave, dishwasher, washing machine and fridge/ freezer to remain, matching range of wall mounted units, tiled splashbacks, smooth plastered ceiling, double glazed window overlooking rear courtyard...

### Bedroom 1 14'5 x 9' (4.39m x 2.74m)



Double glazed window to front, electric heater, range of fitted wardrobe cupboards, wood flooring, smooth plastered ceiling, door to...



**En Suite**



Fully tiled walls and flooring with modern white suite comprising enclosed shower cubicle, wall mounted wash hand basin, low level W.C., heated towel rail, electric shaver point, smooth plastered ceiling with inset extractor fan, obscure double glazed window to front...

**Bedroom 2 14'7 x 7'1 (4.45m x 2.16m)**



Two double glazed windows overlooking rear courtyard, range of fitted wardrobe cupboards, electric heater, smooth plastered ceiling...



**Bathroom**



Fully tiled walls and flooring with modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., heated towel rail, electric shaver point, smooth plastered ceiling...

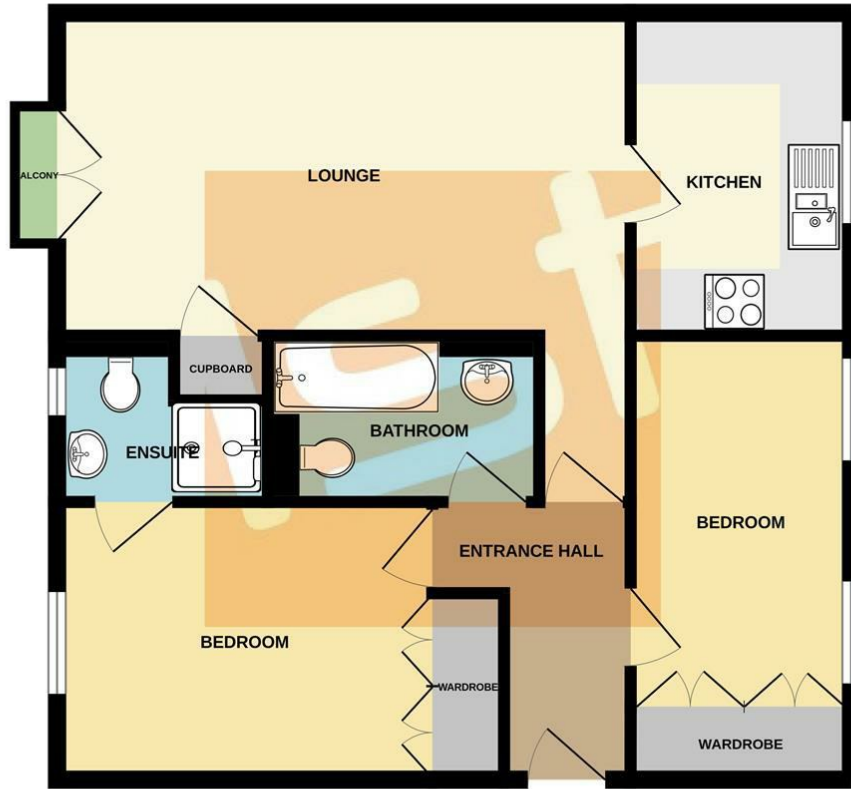
**Externally**



Allocated off street parking space within residents gated car park...

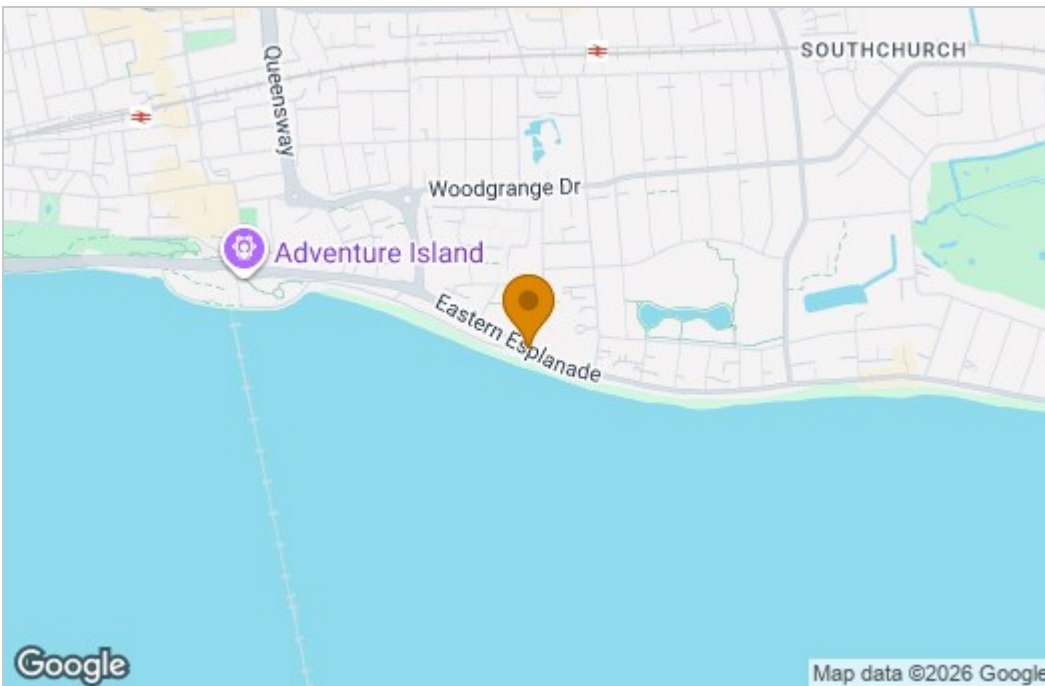
# Floor Plan

FIRST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.