



Runwell Terrace | | Southend-on-Sea | SS1 1HA

Guide Price £325,000

**bear**  
*Estate Agents*

**Runwell Terrace |**  
**Southend-on-Sea | SS1 1HA**  
**Guide Price £325,000**

\* £325,000 - £350,000 \* Nestled in the heart of the sought-after Clifftown Conservation Area, this charming two-bedroom character first-floor apartment offers a rare blend of period features and modern convenience. Perfectly positioned just a short stroll from the beautiful Thames Estuary and the picturesque Prittlewell Square, the property is ideally situated to enjoy the very best of Southend's vibrant coastal lifestyle.

- Character First Floor Apartment in Clifftown Conservation Area
- Charming Balcony with Estuary Glimpses and views over Prittlewell Square
- Elegant Living Room with Fireplace, French Doors and Exposed Floorboards
- Two Generous Bedrooms with Fitted Wardrobes
- Opportunity to Reinstate Rear Balcony to Bedroom One
- Recently Fitted Modern Kitchen with Integrated Appliances
- Stylish Shower Room with Contemporary Walk-in Shower
- Spacious Landing with Feature Skylight and Loft Access
- Private Garage and Permit Parking Available
- Long Lease of Approximately 203 Years with No Service Charge





This delightful home boasts a well-presented living room featuring a stunning fireplace, exposed polished floorboards, and elegant French doors that open onto a charming balcony with glimpses of the estuary and views over Prittlewell Square. The accommodation includes two generous bedrooms. Bedroom one overlooks the rear and benefits from fitted wardrobes, with potential to reinstate a previously existing balcony, enhancing its appeal. Bedroom two, also with fitted wardrobes, enjoys a pleasant aspect to the front. The modern, recently fitted kitchen offers tasteful finishes, ample storage, and integrated appliances. The stylish shower room features a sleek walk-in shower, providing a contemporary touch. A standout feature of this home is the impressive landing, flooded with natural light from a large feature skylight, offering loft access and a spacious storage cupboard—ideal for practical living.

Further benefits include a private garage and permit parking available via Southend Borough Council (approx. £60 per year).

Located within easy reach of Southend Central and Southend Victoria stations, with direct links to London, the property is also moments from the bustling High Street, seafront attractions, cafés, and parks, making this a superb opportunity for homeowners

## Two Bedroom First Floor Flat

### Landing

### Lounge

13'6 x 12'3 (4.11m x 3.73m)





## Balcony

## Kitchen

7'10 x 7'3 (2.39m x 2.21m)

## Bedroom One

11'9 x 10'2 (3.58m x 3.10m)

## Bedroom Two

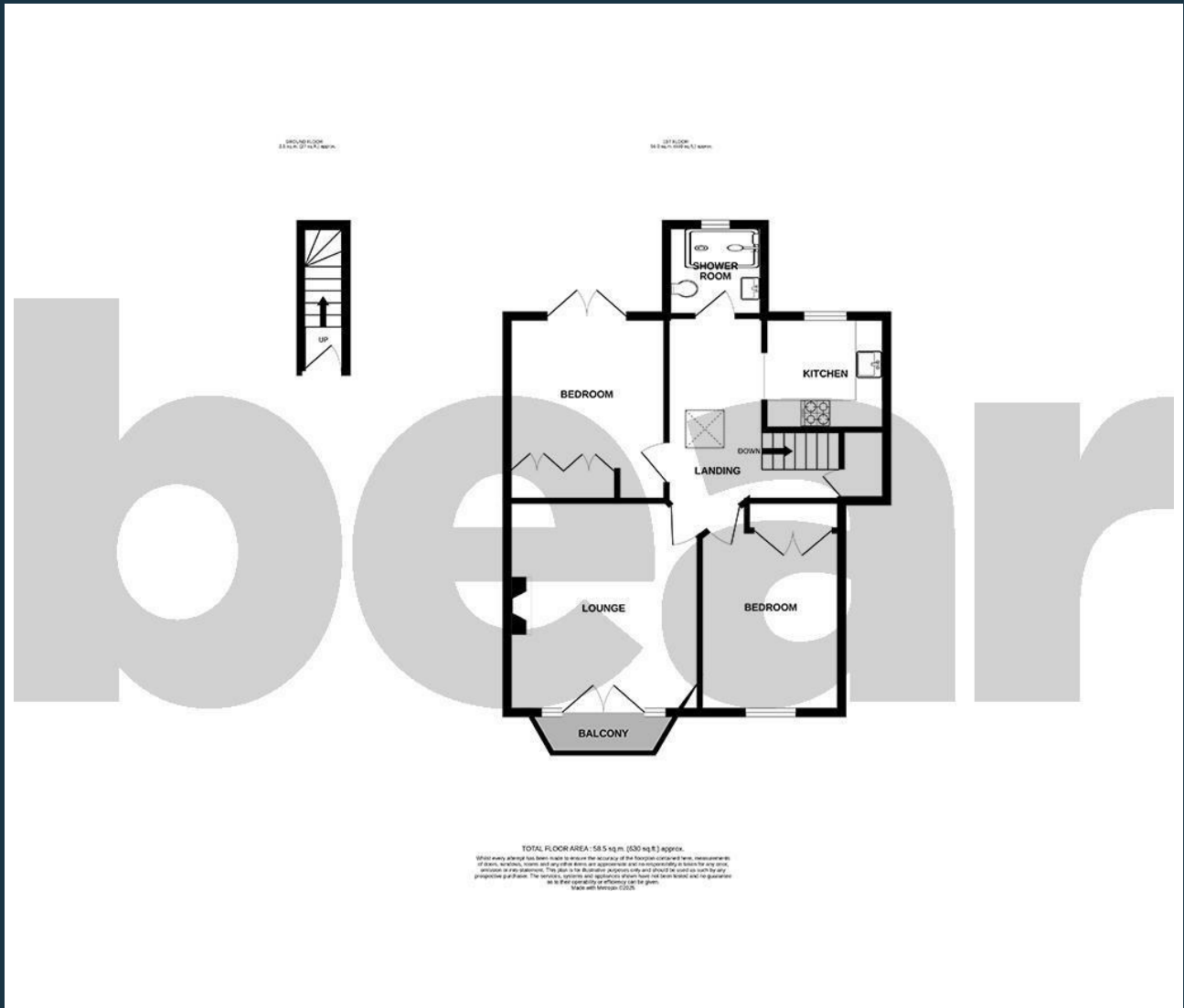
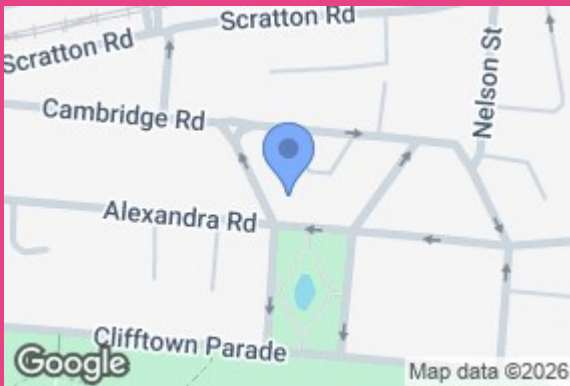
10'3 x 8'2 (3.12m x 2.49m)

## Shower Room

6'3 x 5'10 (1.91m x 1.78m)

## Garage





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

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