



established 1919



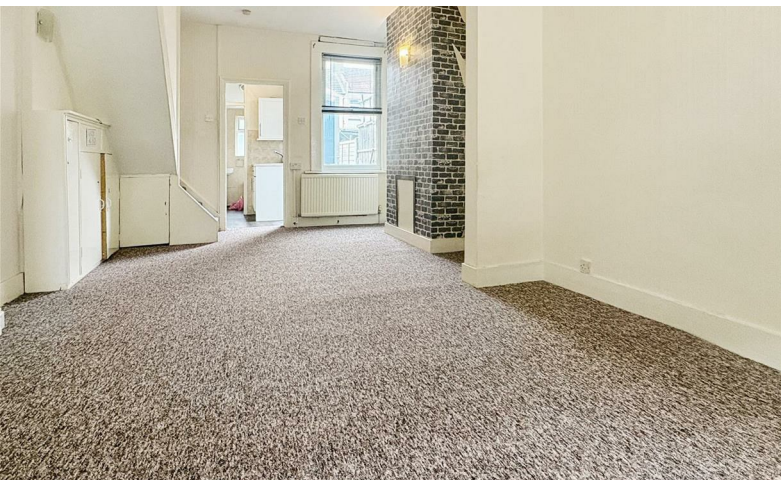
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£225,000

13 Brighton Avenue, Southend On Sea, Essex, SS1 2QN

# 13 Brighton Avenue, Southend On Sea, Essex, SS1 2QN

Sorrell letting department are pleased to offer for rent this well maintained two bedroom mid terrace house being situated within a central location of Southchurch, close to shops and bus routes to Town. To the ground floor there is an open plan lounge/diner leading through to a modern kitchen with integrated four ring gas hob and electric oven under. There is a modern ground floor bathroom/wc with integrated shower over the bath. There are two double bedrooms to the first floor and there is a low maintenance rear garden. The property is fully double glazed and is gas centrally heated via radiators.

Double glazed door to:

## Entrance lobby

Carpeted, wall papered walls, further door to:

## Lounge/diner

22'2" max x 11'9" max (6.76 max x 3.59 max)  
Carpeted, wall papered walls, stairs to first floor, double glazed windows to front and rear, radiators, wall lights, stairs to first floor, door from lounge to:

## Kitchen

6'3" x 7'6" (1.93 x 2.31)  
Fitted with cupboard and draw units, rolled top work surfaces, tiled splash backs, built in four ring gas hob with electric oven under and extractor over, stainless steel sink unit with single bowl, single drainer, recess and plumbing for washing machine, laminate flooring, double glazed window to side, double glazed side door leading to rear garden, door from kitchen through to:

## Bathroom/wc

7'6" x 5'0" (2.29 x 1.53)  
Fitted with panelled bath with integrated shower over, shower screen, pedestal wash hand basin, closed coupled wc, laminate flooring, tiled walls, double glazed windows to rear:

## First floor lobby

Access to loft, doors off onto:

## Bedroom one

10'10" x 11'9" to alcove (3.32 x 3.60 to alcove)  
Carpeted, wall papered walls, built in cupboard to alcove, radiator, double glazed window to front:

## Bedroom two

10'11" x 8'8" (3.34 x 2.65)  
Carpeted, wall papered walls, wall mounted boiler serving gas central heating and domestic hot water system, radiator, shelving to alcove, double glazed window to rear:

## Externally

Rear garden is mainly patioed with fencing to boundary's. Own front garden.

