



## **SOUTHCHURCH ROAD**

**SOUTHEND-ON-SEA, SS1 2QB**

**OFFERS OVER £220,000**  
**LEASEHOLD**

\*\* TWO DOUBLE BEDROOM FIRST FLOOR FLAT, BOASTING SUBSTANTIAL ACCOMMODATION (783 SQ FEET) WITH GENEROUS BAY-FRONTED LOUNGE/DINER AND DIRECT ACCESS TO A PRIVATE REAR GARDEN - PERFECTLY POSITIONED CLOSE TO A WEALTH OF AMENITIES AND TRAVEL LINKS - MINIMAL SERVICE CHARGE.

**RP & C.**  
RICKY, PLANT & CHEN-PORTER

# SOUTHCHURCH ROAD

- Two bedroom first floor flat
- Spacious split-level landing
- Grand lounge/diner with large bay window
- Modern bathroom suite
- Modern kitchen/diner with private access to the balcony & garden
- Double glazed & gas central heating
- Approx 110 year lease & small yearly service charge
- Great location close to the city centre
- Easy access to major rail links serving London's Liverpool & Fenchurch Street lines
- 786 square feet of living space



RP&C Estate Agents are delighted to present this much larger than average two bedroom first-floor flat, offering generous and versatile living space throughout.

The property boasts a bright and spacious living/dining room, perfect for both relaxing and entertaining, alongside a well-appointed kitchen/diner. There are two well-proportioned double bedrooms and a modern bathroom suite, all complemented by double glazing and gas central heating for added comfort.

A standout feature of this home is the direct access to a private balcony, as well as the rare benefit of its own garden, ideal for outdoor enjoyment.

Conveniently located within close proximity to Southend City Centre, the property offers excellent access to two mainline rail services, providing direct links into London Fenchurch Street and Liverpool Street, making it an ideal choice for commuters.

Further benefits include a good lease and low service charges.

Guide Price: £230,000 - £250,000.

## Agents Note

The lease has approximately 110 years to run. (The

lease term 125 years commenced 10th May 2010)  
The service charge is £250 per annum.

## Entrance

Communal door leading to communal entrance lobby with further own front door leading to staircase to:

## Split Level Landing

Split Level Landing - Loft access (with drop down ladder and majority boarded), radiator, picture rail, doors to:

## Grand Lounge/Diner

Double glazed bay window to front, additional double glazed window to front, two radiators, feature cast iron fireplace with wooden surround, picture rail, coved ceiling with ceiling rose.

## Bedroom One

Double glazed window to rear, radiator, feature cast iron fireplace, picture rail, ceiling rose.

## Bedroom Two

Two double glazed windows to the side aspect, radiator, picture rail, ceiling rose.

## Bathroom/w.c

A modern white suite has stunning tiling to floor and wall areas comprising a w.c, panelled bath with mixer tap/shower attachment and wall mounted waterfall style shower head, sink unit with mixer tap and storage under, chrome heated towel rail.

### **Kitchen/Diner**

A range of modern fitted base units with wood block working surfaces over, inset single drainer stainless steel sink unit, washing machine and fridge/freezer to remain, integrated four ring gas hob with newly installed electric oven below, extractor hood over and stainless steel splashback, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, laminate wood flooring, coved ceiling and ceiling rose, double glazed window to rear, double glazed door to the balcony and direct access to the garden.

### **Private Balcony**

Accessed via kitchen, beautifully rejuvenated area with decked floor and hand rails , staircase down to:

### **South Facing Garden**

Mainly laid to hardstanding with fencing to boundaries and mature shrubs to borders.

### **On Street Parking**

There are numerous opportunities to park on street with no parking time restrictions.

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## ADDITIONAL INFORMATION

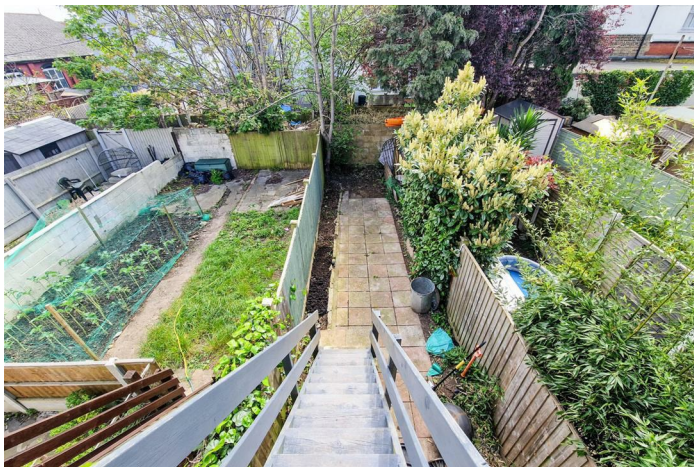
**Local Authority** – Southend

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 786.00 sq ft

**Tenure** – Leasehold



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floors, walls, cupboards and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used for any prospective purchase. The fixtures, fittings and appliances shown here are not tested and no guarantee is given for their operation or efficiency. Call us on 01702 844984.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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