

BelleVue

ESTATE AGENTS

Two Bedroom, Terraced House For Sale - **Guide Price £260,000**

Brighton Avenue, Southchurch, Southend-On-Sea, SS1 2QN



KEY FEATURES

- Two bedrooms
- Open plan lounge diner
- Modern kitchen
- Three piece bathroom
- Double glazing
- Gas central heating
- Minutes from popular travel routes
- A short walk from shops and amenities
- Within a highly sought after school catchment zone
- Viewings available now!

Description

GUIDE PRICE £260,000 - £265,000 Calling all first time buyers! Stunningly Presented, Two Bedroom House! Belle Vue are excited to welcome this tranquil property to the sales market. Situated within the highly sought after Southchurch Village, this property enjoys a prime location, just a walk away from popular travel routes such as Southend East Train Station, as well as shops, amenities and local eateries. Benefiting from being within an enviable school catchment zone, all whilst a short drive from Southend Seafront and Southend City Center, this home is sure to encourage energetic family days out to enjoy all the amusements Southend has to offer. The ground floor offers a bright and generous open plan lounge diner, as well as a modern kitchen and a spacious three-piece bathroom. From a rising staircase, you are then guided into two, well balanced bedrooms that offer ample accommodation. Complete with a thriving rear garden, gas central heating and double glazing throughout, early viewings are advised to truly appreciate this charming home. Viewings available now!

Accommodation

Entrance / Open Plan Lounge Diner 22' 0" x 11' 8" (6.70m x 3.55m)

Welcomed into the property via a uPVC front door, you are guided into the open plan lounge diner. With wood effect flooring and painted walls, this space boasts decorative features, such as an ornate fireplace that is well complimented with tasteful feature walls to create a thoughtful, tranquil ambiance. Benefiting from two fitted radiators, this space relishes in natural light from the dual aspect, double glazed windows to the front and rear elevation, with fitted shutters to the window towards front elevation. With a rising staircase leading to the first floor, this space includes built in storage cupboards whilst allowing further access to the kitchen and the bedrooms.

Kitchen 11' 8" x 7' 5" (3.55m x 2.26m)

Accessed via a doorway from the open plan lounge diner, there is a bright and modern kitchen. With striking tiled effect flooring and painted walls, this space is comprised of both eye level and low level storage units that house amenities such as an inset, stainless steel sink with dryer unit, electric oven, hob and extractor. Finished with splashback wall tiling and recessed spot lighting, this space benefits from a double glazed window towards the side elevation, a fitted radiator, and further doors leading to the bathroom and rear garden.

Bathroom 8' 5" x 7' 4" (2.56m x 2.23m)

Accessed from the kitchen, there is a three piece bathroom. Comprised of a low level W/C, pedestal hand wash basin with vanity unit, paneled bath, wall mounted shower and folding shower screen, this space further benefits from, tiled effect flooring, a fitted radiator, splashback wall tiling and dual aspect lighting from double glazed, obscured windows towards the side and rear elevation.

First Floor Landing

From the rising staircase, you are welcomed onto the first floor landing. With carpet flooring and painted walls, this space benefits from a fitted radiator, with further doors leading to both bedrooms.

Bedroom One 10' 11" x 11' 9" (3.32m x 3.58m)

Accessed from the first floor landing, there is the master bedroom. With wood effect flooring and painted walls, this space benefits from a fitted radiator, as well as a double glazed window towards the front elevation that boasts fitted shutters.

Bedroom Two 10' 9" x 8' 7" (3.27m x 2.61m)

Accessed from the first floor landing, there is the secondary bedroom. With wood effect flooring and painted walls, this space benefits from a fitted radiator as well as a double glazed window towards the rear elevation of the property.

Rear Garden 16' 10" x 12' 8" (5.13m x 3.86m)

Accessed from the kitchen, you are welcomed into the rear garden. With a section of decking to allow for outdoor seating, this space provides an area that is laid to lawn, with decorative bordering flower beds.





Floorplan



EPC Graph & Additional Information

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	TBC	TBC
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tax Band for this property is: **B**
 EPC rating for this property is: **TBC**
 Tenure of the property is: **Freehold**



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.