



Station Road, Southend-On-Sea  
Offers Over £200,000

home.

# Flat 34, Burges

## Southend-On-Sea

### SS1 3EP



- Large Second Floor One Bedroom Retirement Property
- Spacious Lounge / Dining Room
- Modern Kitchen
- Updated Shower Room
- Lift to Second Floor
- Communal Lounge and Tea Room
- Communal Laundry Room
- Attractive Communal Gardens
- First Come, First Serve Parking to Rear
- Excellent Location in Thorpe Bay Close to Shops, Thorpe Bay Broadway and Train Station

#### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





## Property Overview

Home Estate Agents are delighted to present this charming one-bedroom retirement property located on Station Road in Thorpe Bay, within the esteemed Burges Court Retirement Home. This delightful residence is designed for comfort and convenience, making it an ideal choice for those seeking a peaceful retirement lifestyle.

Upon entering, you will find a spacious lounge and dining area that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped, ensuring that meal preparation is both enjoyable

and easy. The generously sized bedroom features fitted wardrobes, offering ample storage space, while the contemporary shower room adds to the practicality of this lovely home.

Burges Court boasts beautifully maintained communal gardens, providing a serene outdoor space for residents to enjoy. The property is managed by a dedicated house manager, and the presence of a lift to all floors ensures easy access for all residents. Additional amenities include a guest suite for visitors, a laundry room, and a refuge room for added peace of mind.

Residents can take advantage of the vibrant communal lounge and tea room, which hosts a variety of engaging events such as weekly tea and coffee afternoons, fish and chips nights, and seasonal celebrations. There are also keep fit classes available, promoting a healthy and active lifestyle.

Situated in an excellent location, this property is conveniently close to Thorpe Bay Broadway and the train station, making it easy to access local shops and transport links. This retirement property offers a wonderful opportunity for those looking to enjoy a fulfilling and sociable retirement in a supportive community.



## Accommodation comprises of...

### Accommodation Comprises

Communal entrance into communal hallway with lift and stairs to second floor. Personal entrance door leading to:

### Hall

Carpeted, skirting, coved cornice, two ceiling lights, electric storage heater. Doors to:

### Lounge & Dining Room

20'6 x 14'2

Carpeted, skirting, coved cornice, two ceiling and wall lights, double glazed window to rear aspect, careline pull cord, electric storage heater.

### Kitchen

9'8 x 7'6

Tiled flooring, double glazed window to side aspect, skirting, coved cornice, ceiling light, careline pull cord electric wall heater. The kitchen is fitted to include a range of base units with Quartz effect worksurfaces and matching eye level wall mounted units and under-lighting, sink with drainer and mixer tap, built-in fridge freezer, built-in NEFF oven with hide & slide doors, NEFF four ring induction hob and NEFF extractor, built in microwave, space for washing machine and tumble dryer.

### Bedroom

17'7 x 11'11

Carpeted, skirting, coved cornice, two wall lights, double glazed window to rear aspect, fitted wardrobes, careline pull cord, electric storage heater.

### Shower Room

9'9 x 6'7

Lino flooring, tiled walls, coved cornice, ceiling light, extractor fan, electric heated towel rail, wash hand basin with vanity storage beneath, WC, walk-in shower cubicle with Rainfall shower attachment, airing cupboard, careline pull cord, electric wall heater.

### Communal Areas

The property has access to a communal lounge for the residents that hosts different events each month along with a laundry room and a guest bedroom suite.

### Externally

#### Parking

Parking is on a first come, first serve basis and is located to the rear of the property.

#### Communal Gardens

Well maintained communal gardens.

#### Lease Information

Lease: 94 years remaining



Ground Rent: £513.56 Per Annum

Service Charge: £3,574.60 Per Annum includes cleaning & maintenance, gardening, window cleaning, use of laundry room, water & sewage.

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.



GROUND FLOOR  
599 sq.ft. approx.



TOTAL FLOOR AREA : 599 sq.ft. approx.  
Made with Metropix ©2025



## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Retirement Property

Approx. sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: C

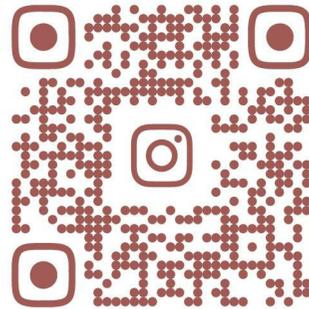
£200,000

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