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## 9c Prittlewell Square, Southend On Sea, SS1 1DW

**£290,000**

We are favoured with instructions to offer for sale this attractive ground floor garden flat, being situated within the prestigious location of Prittlewell Square in the Clifftown Conservation Area within a converted Victorian townhouse. The accommodation comprises, lounge, kitchen diner, two bedrooms, bathroom/wc and has the advantage of full gas central heating and benefits from own private rear garden. There is a 125 year lease with nil ground rent.

### Entrance Hall

Deep storage cupboard, recessed spotlights, radiator, doors off onto,

### Lounge 13'3 x 11'9 (4.04m x 3.58m)



Sash bay window to front, stripped flooring, feature fireplace with book shelving either side of chimney breast, radiator,

### Kitchen/Diner 11'6 x 10'6 (3.51m x 3.20m)



Fitted with a comprehensive range of cupboard and draw base units and eye level wall cupboards, rolled top work surfaces with splashbacks, integrated five ring gas hob with oven and grill under and extractor over, sink unit with single drainer, single bowl and mixer tap, integrated washing machine, integrated under counter fridge and freezer, double glazed sash window to rear, double glazed half door leading onto rear garden, concealed gas boiler serving central heating system and domestic hot water, radiator.

### Bedroom 1 11'5 x 10 (3.48m x 3.05m)



Double glazed sash window to rear, fitted cupboards, stripped flooring, radiator,

### Bedroom2 / Study 7'7 x 6'1 (2.31m x 1.85m)

Two fitted cupboards, radiator.

### Bathroom/wc 6'8 x 6'7 (2.03m x 2.01m)



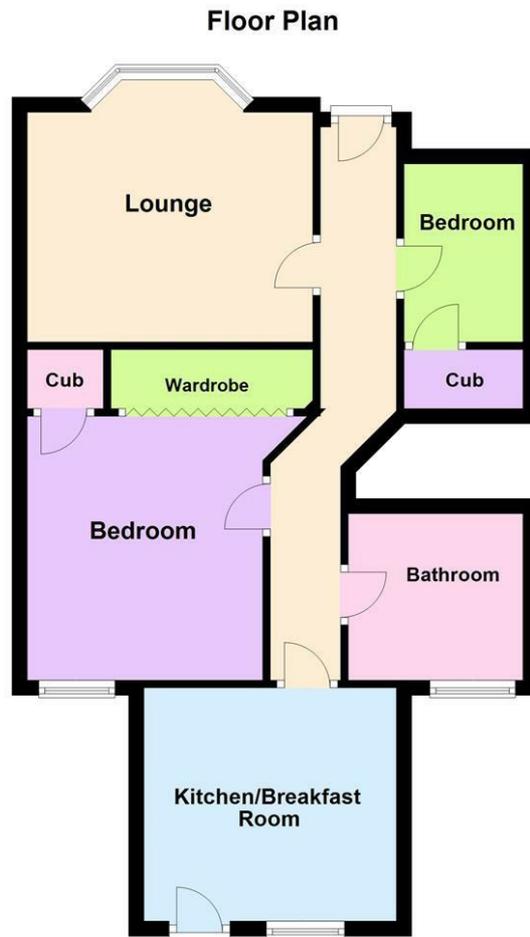
Fitted with an attractive white suite comprising panelled bath with mixer tap and shower attachment, glass shower screen, vanity unit wash hand basin, closed coupled w/c, chrome heated towel rail, full tiled in ceramics, double glazed opaque sash window to rear, tiled flooring.

### Externally



Own private L shaped West backing rear garden being laid to lawn and having flower and shrub areas, rear access via timber gate, brick wall to boundary's, cold water tap, timber storage shed. (Garage not included).

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.