

FOR SALE

Ambleside Drive,
Southend-On-Sea, SS1 2UT

Offers In Excess Of £145,000 Leasehold Council Tax Band - A

1 1 1 387.50 sq ft

- One Bedroom Ground Floor Flat With Off Street Parking
- No Onward Chain - Excellent First Time Buyer Purchase
- Lounge Reception Room
- Kitchen With Base & Wall Units Plus Integrated Oven & Hob
- Characterful Bedroom Enhanced By An Attractive Bay Window
- Private Individual Entrance Accessed Along The Side Of The Building
- Communal Garden Area Providing Valuable Outdoor Space To Enjoy
- Excellent Access To Southend East Railway Station With London Connections
- Positioned Well For Local Shops, Restaurants, Cafe's & Bus Connections
- Close To Southchurch Hall Gardens

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

OFF STREET PARKING
Character and versatility come together beautifully inside this one-bedroom home being sold with no onward chain. A lounge reception room provides space to relax, entertain and create a small dining area if desired, while the fitted kitchen offers integrated cooking appliances and practical storage. The bedroom's attractive bay window adds individuality and natural light, with a three piece suite shower room completing the accommodation.

Arriving home feels pleasingly individual thanks to a private entrance approached along the side of the building and through a gated access. Beyond the apartment itself, residents can make use of a communal garden, offering valuable outdoor space for fresh air and relaxation. Together, these features give the property an appealing sense of independence.

Perfectly placed for enjoying both connectivity and the coastal lifestyle, the home offers excellent access to Southend East station, local bus routes, everyday shopping and nearby cafés. Southchurch Hall Gardens and Southchurch Park provide welcome green escapes, while the sea lies less than a mile away, placing Southend's much loved seafront within easy reach.

Measurements
Lounge
3.75m x 3.42m (12'3" x 11'2")
Hallway
6.74m x 0.89m (22'1" x 2'11")
Kitchen
2.34m x 2.11m (7'8" x 6'11")
Bedroom
2.90m x 3.12m into bay (9'6" x 10'2" into bay)
Shower Room
1.38m x 2.34m (4'6" x 7'8")

Interior
The lounge forms the heart of the property; well sized and versatile, with space for a sofa, still with room for a small dining table and chairs for meals. The kitchen is arranged with a range of base and wall-mounted units providing useful preparation and storage space, complemented by an integrated oven and gas hob for everyday cooking. The bedroom brings a welcome sense of personality to the accommodation, with its attractive bay window creating architectural interest while drawing natural light into the room and offering the perfect setting for a reading chair or carefully chosen furnishings. Completing the accommodation is a shower room, fitted with a shower enclosure, WC and hand basin.

Exterior
One of the home's particularly appealing features is the sense of separation created by its own private entrance. Whilst still being able to be accessed through a conventional communal front door and hallway. Private access is found down the side of the building and through a gate. Residents also have the advantage of a communal garden area, providing valuable outside space to enjoy. Whether it becomes somewhere to sit with a morning coffee, catch a little sunshine or simply step outside and enjoy some fresh air, it adds another dimension to day-to-day living.

Location
Occupying a well-connected position on Ambleside Drive, placing everyday conveniences, green spaces and Southend's famous coastline within easy reach. Southend East railway station is closest, with an approximately walk time of 7 minutes, while Southend Central and Southend Victoria are also readily accessible. For London commuters, Southend East sits on the c2c network, with direct services connecting the area with London Fenchurch Street. Daily essentials are comfortably catered for, with supermarkets nearby. For quieter moments, historic Southchurch Hall Gardens offers an attractive local escape centred around the Grade I listed Southchurch Hall, while the larger Southchurch Park provides extensive green space and recreational facilities. Then there is the coastline itself. The home is less than a mile from the sea, putting Southend's seafront, promenade and coastal atmosphere within appealing reach for weekend walks, summer evenings and spontaneous trips to the water. It is a location that balances everyday practicality with one of Southend's greatest lifestyle advantages: having the coast close to home.

Tenure
Leasehold
Lease Years remaining: 147 (189 years from 1 October 1985)
Annual Service Charge: £1,250
Annual Ground Rent: £50











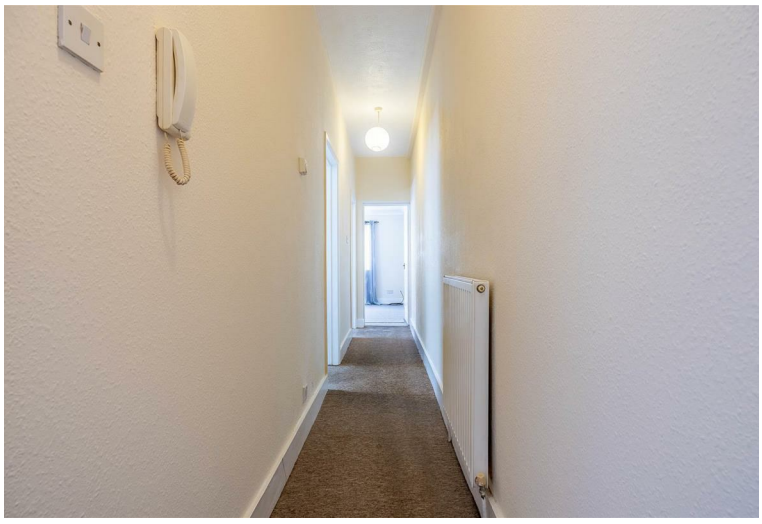





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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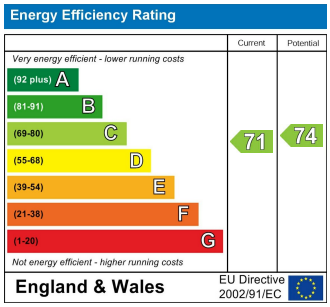

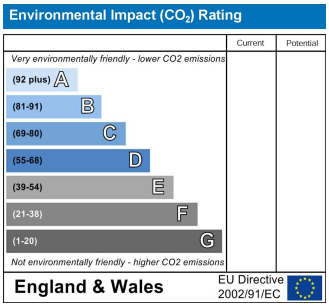

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