

Brown & Brand

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 BEST AGENCY NETWORK The Guild of Property Professionals

Sutton Road

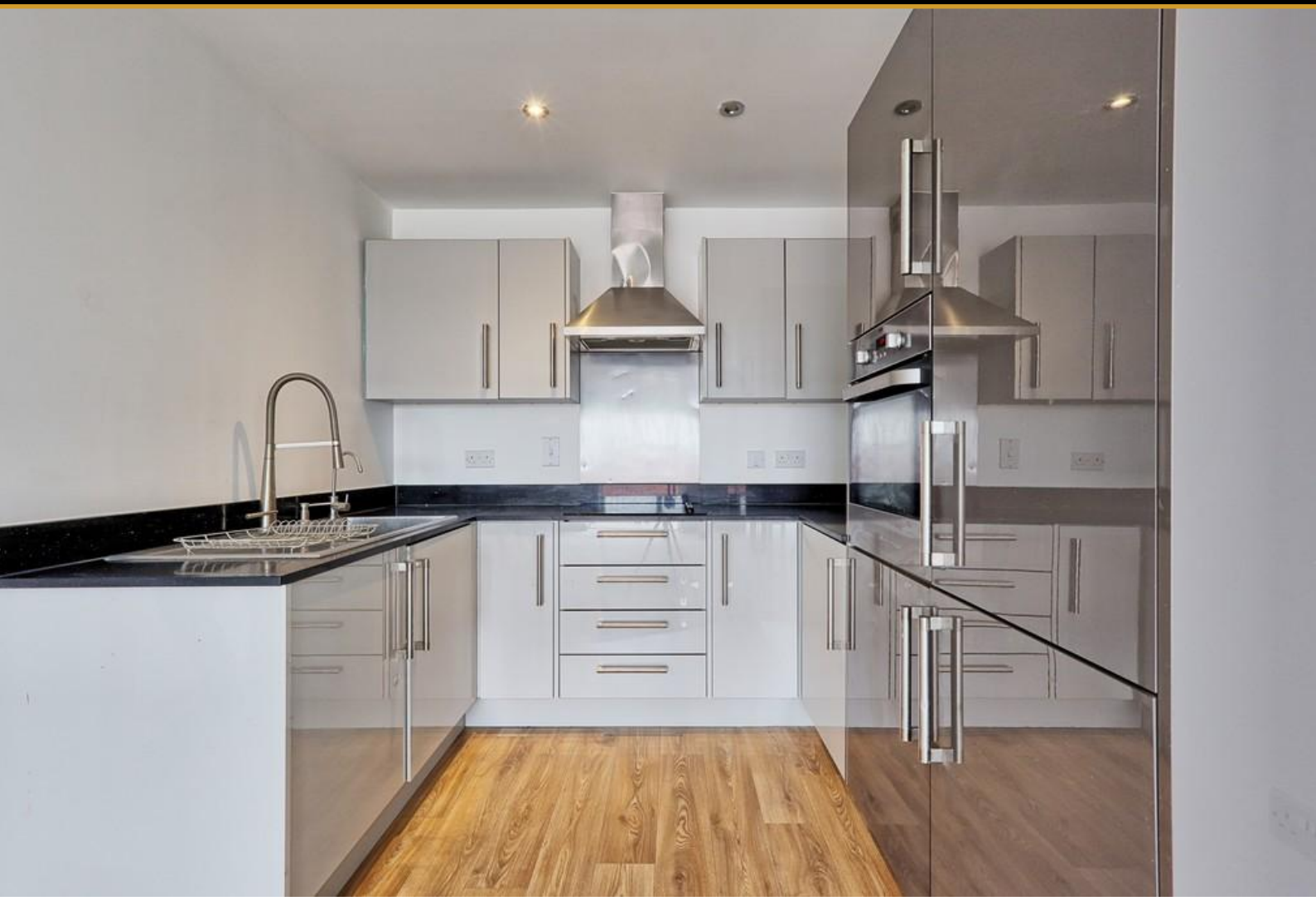
Southend-On-Sea, SS2 5GD

- Modern 2 double bedroom second floor flat
- Master bedroom with built in wardrobe & 3pce en-suite shower room
- One allocated underground parking space
- Offered for sale with no onward chain

£199,995











Property Description

Located within easy access to local travel links including bus routes and Prittlewell Train Station as well as Southend High Street which offers a fine array of established shops and eateries, whilst within walking distance of Southend Seafront is this second floor flat which presents modern living accommodation throughout with state of the art fixtures and fittings. The accommodation comprises of a generously sized open plan kitchen/living area with an array integrated appliances including fridge, freezer and washing machine. There are also two double bedrooms with an en-suite shower room to the master bedroom and a separate 3pce family bathroom. The property comes to the market with a long lease and the added benefit of secure underground parking for one vehicle. If you're looking for a property which can be moved straight into with minimal work, we'd recommend booking an internal viewing.









ACCOMMODATION:
Approached via a communal entrance door with security telecom entry system providing access to the communal entrance hallways. The communal hallway provides stair and lift access to the second floor which in turn provides access to your personal entrance door with spy hole giving access through to:

ENTRANCE HALLWAY:
Wood effect laminate flooring. Radiator. Doors to all rooms. Wall mounted telecom entry system. Wall mounted thermostat control. Built in storage cupboard. Flat plastered ceiling.

FAMILY BATHROOM:
Fitted in a modern three-piece suite comprising WC with concealed cistern, vanity wash hand basin and tiled panelled bath with shower over. Tiled flooring. Tiled splash backs. Exclusive touchscreen light up mirror. Wall mounted chrome heated towel rail. Flat plastered ceiling with inset spot lighting. Extractor fan.

MASTER BEDROOM:
15' 6" x 10' 2 (maximum measurement)" (4.72m x 3.1m) Carpet. Radiator. UPVC double glazed sliding doors providing access to Juliette balcony. Built in wardrobes with sliding mirrored doors to one wall. Flat plastered ceiling. Door giving access through to :

EN-SUITE SHOWER ROOM:
Fitted in a modern three-piece suite comprising WC with concealed cistern, vanity wash hand basin and walk in double shower with glass screen and rainfall shower head over. Tiled flooring. Wall mounted chrome heated towel rail. Exclusive touchscreen light up mirror. Flat plastered ceiling with inset spotlights. Extractor fan.

BEDROOM TWO:
11' 5" x 9' 9" (3.48m x 2.97m) Carpet. Radiator. UPVC double glazed window to front. Flat plastered ceiling.

OPEN PLAN KITCHEN/LIVING AREA:
26' 2" x 10' 9 (maximum measurement)" (7.98m x 3.28m)
KITCHEN AREA:
The kitchen is fitted in a range of modern high gloss cupboard and drawer packs to ground and eye level with a contrasting square edged Granite work surface over incorporating stainless steel single bowl single drainer sink unit with mixer tap and Hot tap above. Integrated four ring electric hob with extractor hood above and stainless-steel splash back. Integrated oven. Integrated fridge. Integrated freezer. Integrated washing machine. Wood effect laminate flooring. Flat plastered ceiling with inset spotlights. Extractor fan.

LOUNGE AREA:
Continuation of the wood effect laminate flooring. Two radiators. UPVC double glazed window to front. Built in storage cupboard housing combi boiler (not tested). TV point. Telephone point. Flat plastered ceiling.



EXTERNALLY:

PARKING:
Parking is provided via one allocated underground parking space accessed via electric gates.

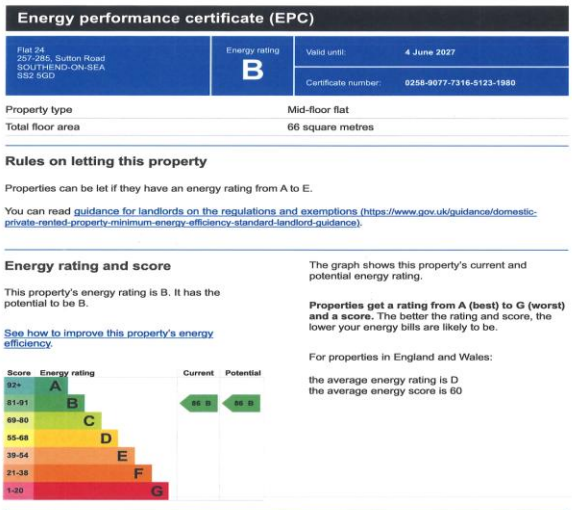
LEASE & CHARGE INFORMATION:
Length of Lease: 116 Years Remaining
Ground Rent: £175.00 Annually
Service Charge: £1,180.58 Annually



Material Information
Powered by kotini



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018



Energy performance certificate (EPC)

Flat 24
257-285, Sutton Road
SOUTHEND-ON-SEA
SS2 5GD

Energy rating: B

Valid until: 4 June 2027

Certificate number: 0258-9077-7316-5123-1980

Property type	Mid-floor flat
Total floor area	66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Brown & Brand

221 London Road
Hadleigh
Essex
SS7 2RD

www.brownbrand.co.uk
sales@brownbrand.com
01702 552966

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements