



NICKOLDS
Property Specialists



17A Warrior Square North, Southend-On-Sea, SS1 2JN

Offers in excess of £200,000

- Amazing value 2 Bedroom Character Flat on 2 floors so it feels like a house! With immaculate decor.
- Charming 1890 build - With High Ceilings, Large bay Windows and an Elegant Fireplace with modern hi-lights
- Overlooking Warrior Square & minutes away from all the amenities, stations and bus routes you need
- Allocated Parking to Rear of the Property, in a Location Where Parking is Key & Highly Sought After
- Modern, Stylish and Light Flooded Living Space Set Over Two Floors - Bedrooms above like a house
- Great Value Flat With Character and Potential and large loft storage - No work needed!
- Modern Kitchen and Spacious Reception Room in the Heart of Town Overlooking Warrior Square
- Central Southend-On-Sea, Within Close Walking Distance Of Southends Station & Shopping City
- Further Benefits With a Share of The Freehold

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This delightful house in Warrior Square North, Southend-On-Sea offers a perfect blend of character and modern living. Built in 1890, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents.

This home features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests. The two bedrooms on a separate floor above provide ample space for rest and personalisation, making it perfect for small families or couples.

The property includes a well-appointed bathroom, ensuring convenience and comfort for daily routines. The house's charming exterior reflects its historical roots, while the immaculate modern offers everything you need to move straight in offering you a blank canvas for your personal touch.

Located in Southend-On-Sea, residents can enjoy the vibrant local community, with a variety of shops, cafes, and parks nearby. The proximity to the seafront adds to the appeal, offering opportunities for leisurely strolls along the coast.

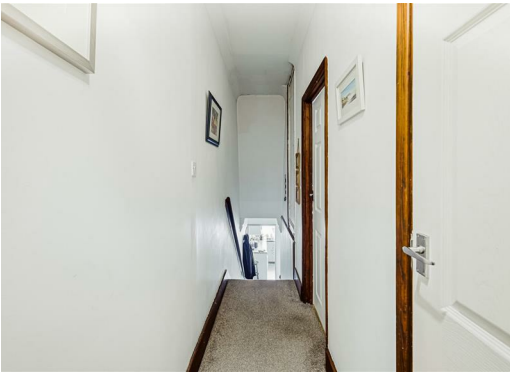
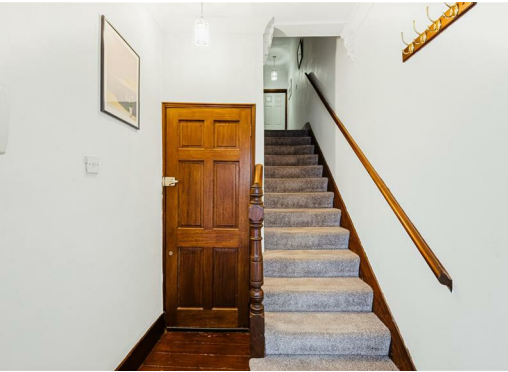


Council Tax Band: A





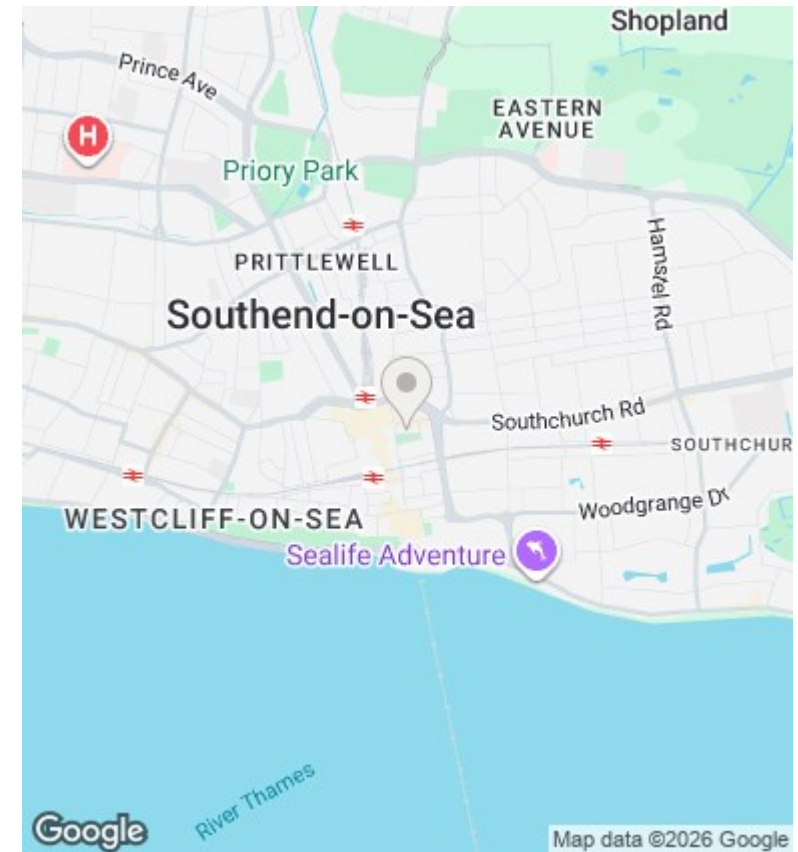
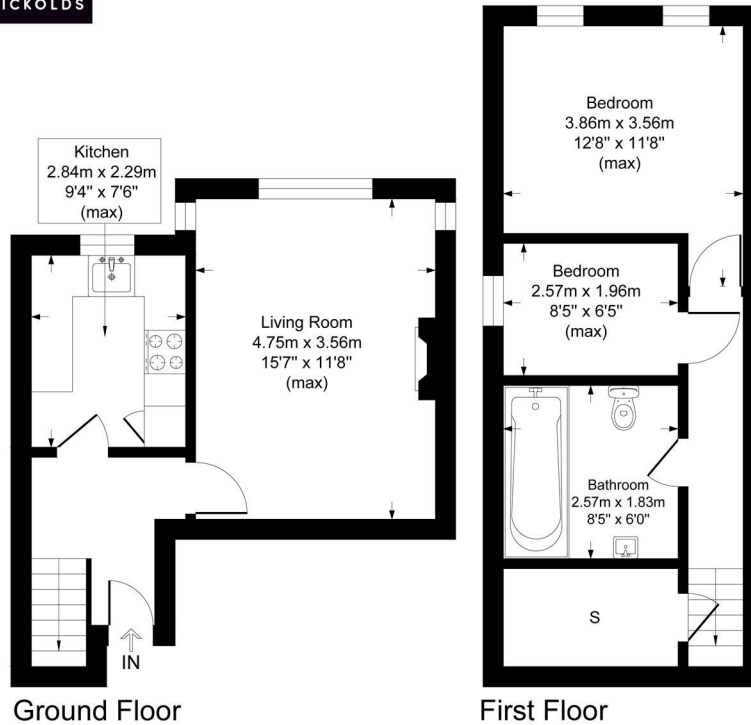






Warrior Square North

Approximate Gross Internal Floor Area = 63.5 sq m / 684 sq ft



Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		