

Ist Call

SALES AND LETTINGS



Tyrrel Drive, Southend-On-Sea, SS1 2LN

£190,000 - Leasehold - Share of Freehold

A spacious and well-presented one-bedroom ground-floor flat offering approximately 582 sq. ft. of accommodation, complete with its own private front garden. Inside, the property boasts a bright 16'8" bay-fronted lounge with feature brick fireplace, a modern high-gloss fitted kitchen, generous double bedroom and an impressively spacious bathroom. A large entrance/reception lobby provides valuable additional space and has previously been used as an extra reception room. Further benefits include gas central heating, double glazing, ample storage and residents' permit parking. A generously sized ground-floor home with private outside space and offering a 25% share of the freehold – ideal for first-time buyers, downsizers or investors. Early viewing is recommended.

Accommodation Comprising

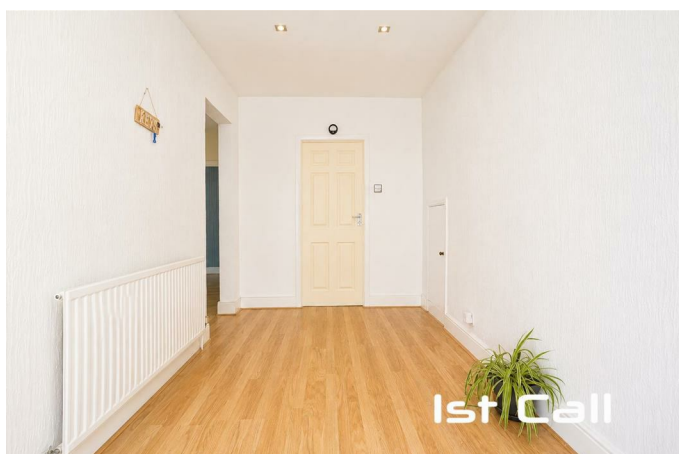


Own uPVC double glazed front door to...

Spacious Entrance Lobby 13'2 x 7'4 (4.01m x 2.24m)



(Previously used as a reception area), radiator, laminate wood flooring, built in storage cupboard, smooth plastered ceiling with inset spotlights, doors off to...



Kitchen 12'11 x 6'3 (3.94m x 1.91m)



Range of modern white high gloss base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below, space and plumbing for washing machine, space for fridge/ freezer, tall larder cupboard with pull out trays, matching wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, radiator, laminate tile effect flooring, double glazed window to front and additional obscure double glazed window to side...



Bathroom 12'6 x 7'7 (3.81m x 2.31m)



Very spacious bathroom with a variety of built in storage cupboards, white suite comprising panelled

bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., tiled splashbacks, radiator, extractor fan, coved ceiling...



Bedroom 13'1 x 8'1 (3.99m x 2.46m)



Double glazed window to front, radiator, laminate wood flooring...

Inner Hallway

Large built in storage cupboard, laminate wood flooring, doors off to...

Lounge 16'8 into bay x 10'8 (5.08m into bay x 3.25m)



Large double glazed bay window to front, radiator, feature brick fireplace with timber mantle, laminate wood flooring...



Externally



Own private front garden bounded by hedges and mostly laid to lawn...



Parking

The property is located within a residents parking permit zone with annual permits available from the Local Authority from £22 per annum, more information can be found at - <https://www.southend.gov.uk/car-parks-1/types-parking-permit>

Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, virtual staging or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.

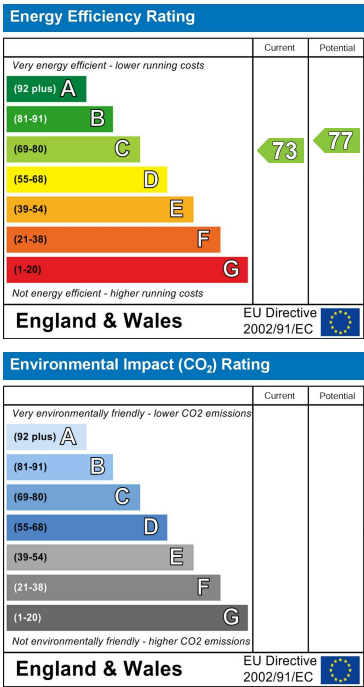


TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



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