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

**£250,000**

Located in the sought after Clifftown Conservation Area, this attractive chain free ground-floor garden flat is set within a characterful converted Victorian townhouse on Prittlewell Square. The layout is well-proportioned throughout, featuring a lounge, a kitchen-diner, a comfortable double bedroom and an office/study, ideal for anyone working from home. The property also includes a bathroom/WC and the added comfort of full gas central heating. Outside, the flat has the rare advantage of its own rear garden. Positioned right by the beautiful Prittlewell Square gardens and just a short walk from Southend Central Station and Cliff Gardens, this is a fantastic opportunity for anyone looking for a home with character in a prime central location.

### 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.

### Double bedroom 11'5 x 10 (3.48m x 3.05m)



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

### 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)



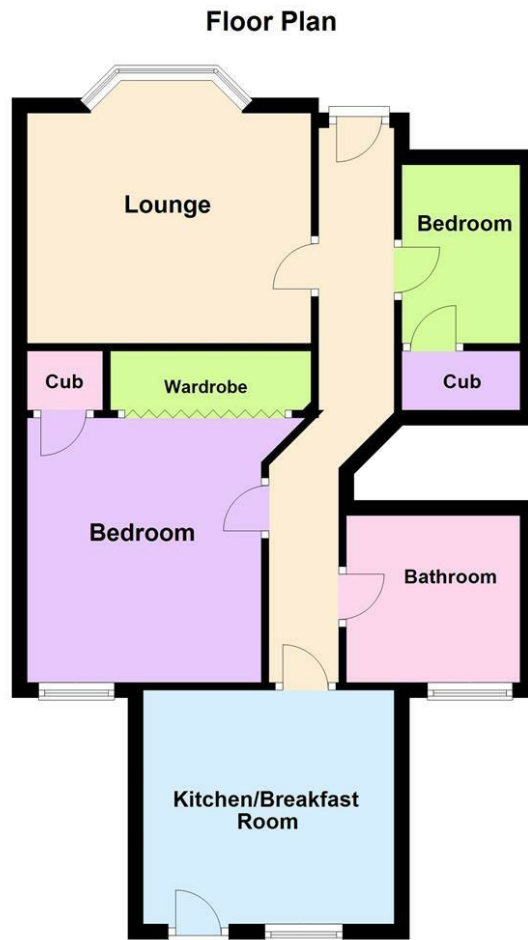
Fitted with an attractive white suite comprising panelled bath with mixer tap and shower attachment, glass shower screen, vanity unit wash hand basin, closed coupled w/c, chrome heated towel rail, full tiled in ceramics, double glazed opaque sash window to rear, tiled flooring.

### Externally



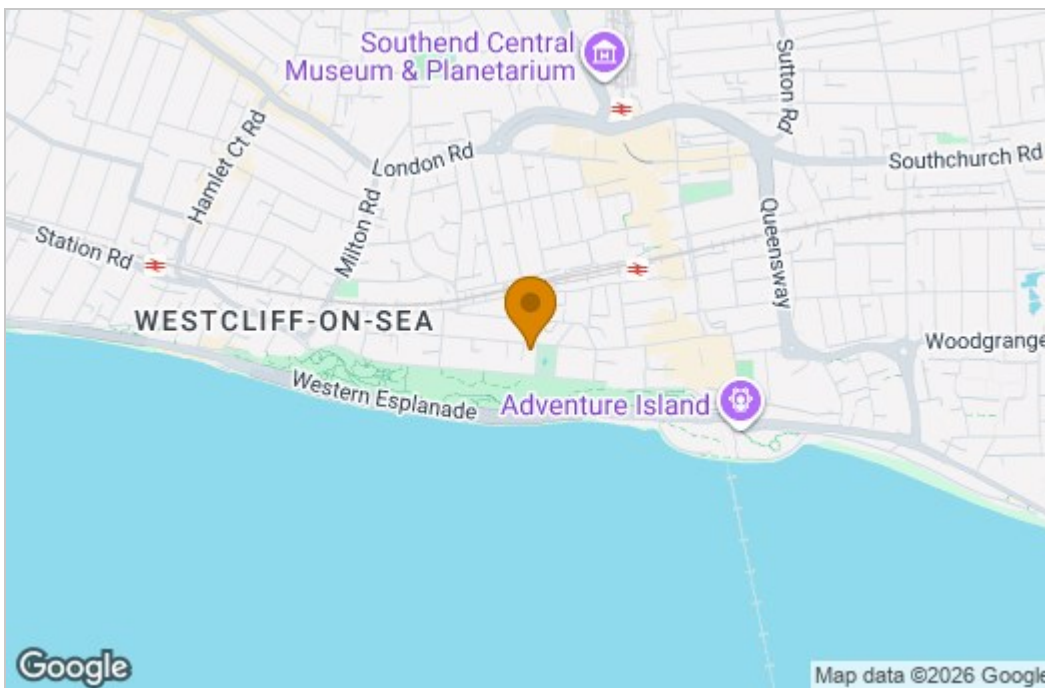
Own private L shaped West backing rear garden being laid to lawn and having flower and shrub areas, rear access via timber gate, brick wall to boundary's, cold water tap, timber storage shed. (Garage not included).

## Floor Plan



**9c Prittlewell Square, Southend on Sea**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.