

Two Bedroom Ground Floor Flat For Sale - **£200,000**

**Victoria Road, Southend-On-Sea SS1 2TQ**



## KEY FEATURES

- Ground Floor Flat
- Two Bedrooms
- Three Piece Shower Room
- Open Plan Kitchen Lounge and Diner
- Gas Central Heating
- Double Glazing
- Seafront Location
- Nearby to Popular Transport Routes
- No Onward Chain
- Viewings Available Now!

## Description

GUIDE PRICE £200,000 - £220,000, NO ONWARD CHAIN! Seafront Location! Ideal for First Time Buyers or Investors! Belle Vue are excited to welcome this two bedroom, ground floor flat to the sales market! Situated just minutes from Southend Seafront, this property benefits from a highly sought after location that provides a convenient, yet scenic lifestyle with local attractions such as Southchurch Park and Southend Sea-life Center on your doorstep. Offering a spacious, open plan kitchen lounge and diner, this property boasts two good sized bedrooms, alongside a three piece shower room and a built in storage cupboard. In need of some modernization, this home is made complete with double glazing as well as gas central heating. With off street parking within a residents car park., early viewings are advised! Viewings are available now!

## Accommodation

### Communal Hallway

Accessed via a double glazed door with a secure, entry phone system, you are welcomed into the communal hallway. From here, there is a further wooden, private front door that allows access to the flat.

### Entrance Hall

Accessed via a private, wooden front door, you are welcomed into the entrance hallway. With carpet flooring and painted walls, this space benefits from a wall mounted, entry phone system that allows residents to communicate with the communal entrance, as well as a wall mounted radiator and a built in storage cupboard. From here, there are doors leading to the bedrooms, shower room and open plan kitchen lounge diner.

**Open Plan Kitchen Lounge Diner** 22' 10" x 11' 0" (6.95m x 3.35m)

### Kitchen Area

With the open plan kitchen lounge diner, there is an area that is comprised of low level and eye level storage units that houses amenities such as an inset, stainless steel sink, an oven and an extractor. Including plumbing access for a washing machine, this space is complete with splashback wall tiling and wood effect flooring.

### Lounge/Diner Area

Within the open plan kitchen lounge diner, there is a generously sized area to allow for a family lounge space as well as a dining room space. With carpet flooring and painted walls, this section benefits from two fitted radiators, a built in storage cupboard and a double glazed window that allows plentiful natural light.

**Bedroom One** 14' 3" x 8' 9" (4.34m x 2.66m)

From the entrance hallway, there is the master bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator, as well as a double glazed window to allow plentiful natural light.

**Bedroom Two** 11' 0" x 6' 9" (3.35m x 2.06m)

From the entrance hallway, there is a secondary bedroom. With carpet flooring and painted walls, this space benefits from a fitted radiator, as well as a double glazed window to allow plentiful natural light.

**Shower Room** 6' 11" x 4' 6" (2.11m x 1.37m)

From the entrance hallway, there is a shower room. With tiled walls, this space is comprised of a low level W/C, a wall mounted shower, a shower curtain rail and wall mounted hand wash basin. Additional benefits include a wall mounted mirror and extractor fan.

### Allocated Parking

The property has a nearby allocated parking space in the residents car park at the rear of the flat.





## Floorplan

### 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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## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **B**  
 EPC rating for this property is: **C**  
 Tenure of the property is: **Leasehold**

If **Leasehold**, the remaining lease term is approximately: 87 years.  
 For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



## Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.