



Modern two-bedroom third floor flat offering open plan living, an ensuite to the master bedroom, allocated parking, and a highly convenient location close to transport links and local amenities.

- Two Bedroom Third Floor Flat
- Open Plan Kitchen/Living Room
- Second Double Bedroom
- Ample Storage
- Communal Gardens
- Long Lease
- Large Double Bedroom with an Ensuite
- Modern Three Piece Bathroom
- One Allocated Off-Street Parking Space
- Double Glazing and Electric Heating

Station Avenue

Southend-on-Sea

£190,000

Offers Over



Station Avenue



This well-presented third floor flat offers contemporary living throughout, ideal for first-time buyers, commuters, or investors. The property comprises an entrance hall leading into a bright open plan kitchen/living room, complete with a Juliet balcony allowing for plenty of natural light. There is a large 'loft style' storage cupboard above the kitchen, this is the only flat in the building which benefits from this. There are two bedrooms, including a large double with an ensuite shower room, alongside a smaller double bedroom. A modern three-piece bathroom and additional storage space add to the practicality of the home. Further benefits include one allocated off-street parking space, access to communal gardens, smart lighting, double glazing and electric heating.

Situated in Priory Mews on Station Avenue in Southend-on-Sea, the property is just minutes from Prittlewell Train Station, offering excellent transport links alongside nearby bus routes and easy access to the A127. The home falls within catchment of good local schools and is conveniently located close to Priory Park, Southend Hospital, London Southend Airport, and the city centre, providing a wide range of amenities and leisure opportunities.

Two Bedroom Third Floor Flat

Entrance Hall

10'0 x 3'7

Kitchen/Living Room

21'0 x 11'6

Bedroom One

16'2 x 13'7

Ensuite

Bedroom Two

10'10 x 8'4

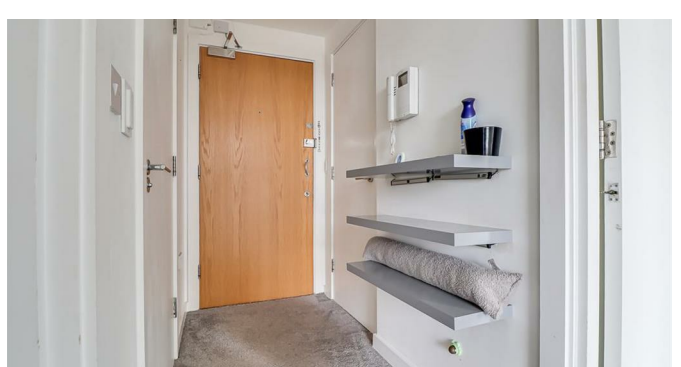
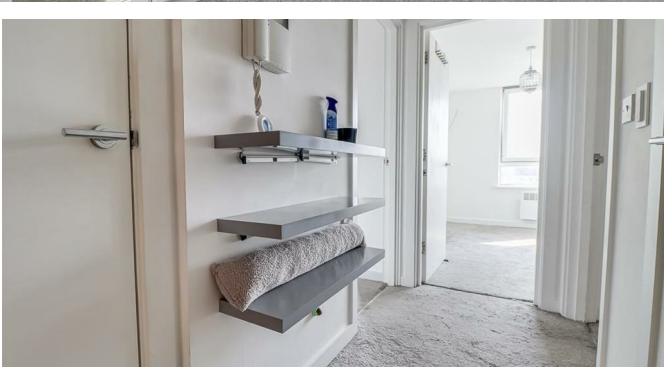
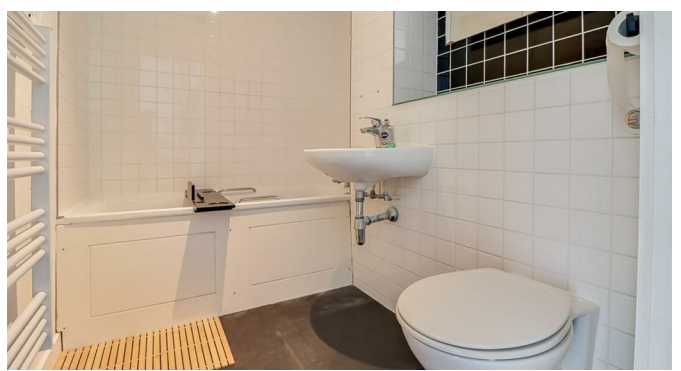
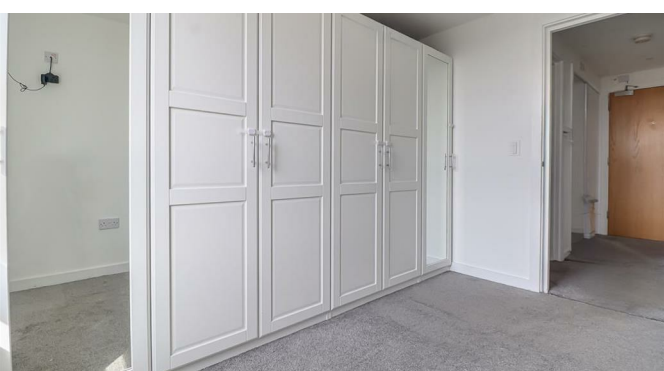
Bathroom

7'8 x 5'7

Storage

One Allocated Off-Street Parking Space

Communal Garden



THIRD FLOOR
54.0 sq.m. (581 sq.ft.) approx.

The floor plan for the Third Floor is approximately 54.0 sq.m. (581 sq.ft.). It features a central corridor connecting several rooms. On the left side, there is a large Kitchen/Living Room with a fireplace and a built-in oven. Adjacent to it is a Bathroom with a bathtub and toilet. To the right of the corridor, there is a Storage area, an Ensuite (dressing room) with a closet, and two Bedrooms. One Bedroom is located at the bottom center, and the other is on the right side. The plan also shows a large window on the right wall and a small entrance area at the bottom left.

**KITCHEN/
LIVING ROOM**

BATHROOM

STORAGE

ENSUITE

BEDROOM

BEDROOM

TOTAL FLOOR AREA: 54.0 sq.m. (581 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, the floor plan is not a guarantee of measurement. It does not constitute a contract and is not intended to be used as a basis for any legal or financial transaction. The plan is for illustrative purposes only and should not be used as a basis for any legal or financial transaction. The floor plan and its contents are not to be used for any other purpose without the prior written consent of the developer. ©2011 The McGraw-Hill Companies, Inc.



Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		73	78
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			