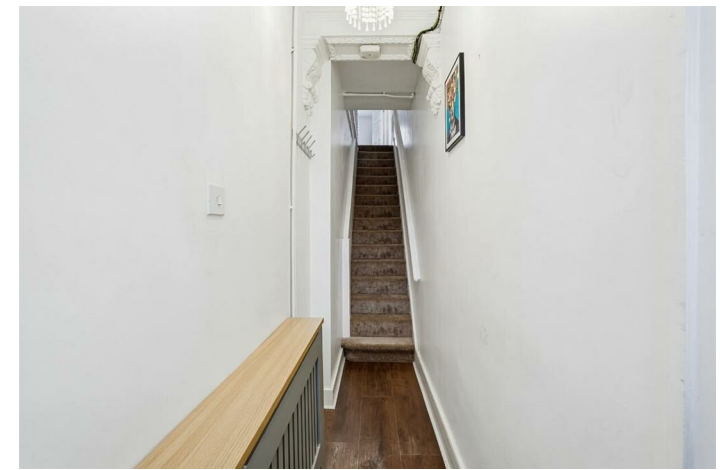




CHRISTCHURCH ROAD

SOUTHEND ON SEA, SS2 4JW

GUIDE PRICE £200,000
LEASEHOLD

** SELF CONTAINED TWO BEDROOM FIRST FLOOR FLAT WITH PARKING SPACE TO THE FRONT AND LARGE, SECURE PRIVATE GARDEN - LOW MAINTENANCE COSTS & SUPERB SOUTHCHURCH VILLAGE LOCATION CLOSE TO MAJOR C2C RAIL LINKS - £200,000-£220,000 **

RP&C.
RICKY, PLANT & CHEN-PORTER

CHRISTCHURCH ROAD

- Wonderful two bedroom first floor flat • Self contained with own private entrance • Lovely size kitchen/diner • Loft space • Bathroom & separate WC • Double glazed & gas central heating • Great size private garden • Parking at the front for one car • Popular Southchurch Village location close to major c2c rail links • Close to a whole host of local amenities - Viewing advised!



RP&C Estate Agents are delighted to offer for sale this beautifully presented two bedroom first floor flat, ideally situated in the heart of the much requested Southchurch Village. Perfectly positioned within easy walking distance of Southend East railway station, the seafront and an excellent selection of local shops, cafés and everyday amenities, this property offers an outstanding combination of character, convenience and lifestyle.

Accessed via its own private entrance, the property immediately creates a welcoming first impression with a spacious entrance hallway leading to well proportioned accommodation throughout. The bright and comfortable lounge provides an ideal space to relax and entertain, while the fitted kitchen offers ample storage and workspace.

There are two generously sized bedrooms, both offering excellent natural light, together with a well-appointed family bathroom and the added practicality of a separate WC, ideal for busy households.

The location is one of the property's strongest attributes. Southchurch Village offers a vibrant community atmosphere with a fantastic range of independent shops, restaurants and cafés, while the nearby seafront, parks and coastal walks provide the perfect setting to enjoy the outdoors. Excellent transport links, including Southend East railway

station with direct services into London, make this an ideal purchase for commuters and those seeking easy access to the wider area.

This charming home presents a wonderful opportunity to acquire a spacious and conveniently located property in one of Southend's most sought-after residential locations. Early viewing is highly recommended.

Self Contained Entrance
stairs lead to the first floor.

Landing Area

Lounge 11'2 x 10'0

Kitchen 11'2 x 10'3

Bedroom One 11'5 x 9'0

Bedroom Two 11'5 x 6'1

Bathroom 9'6 x 5'6

The bathroom was newly fitted in 2025.

Separate WC

Private Garden

Off Street Parking Space

Agents Note

** Length of lease is 97 years (149 years from 25 March 1974) **

** Ground rent: £200 per annum **

** Service charge: £110 per annum **

** The boiler was installed in 2025 **

CHRISTCHURCH ROAD





CHRISTCHURCH ROAD

ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band A

Viewings – By Appointment Only

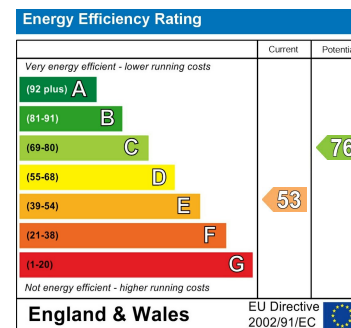
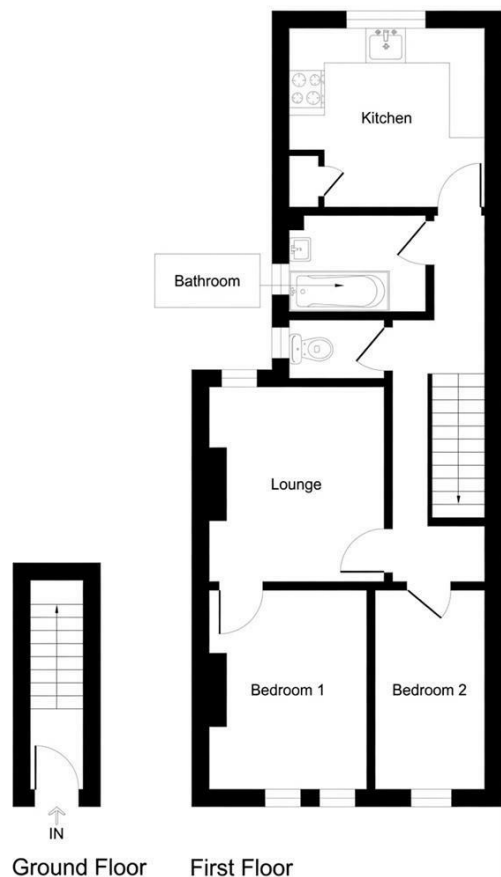
Floor Area – 629.00 sq ft

Tenure – Leasehold



Christchurch Road

Approximate Gross Internal Floor Area = 58.4 sq m / 629 sq ft



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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