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Eastern Esplanade, Southend-On-Sea

Morgan Brookes believe - This expansive seafront terrace home spans three floors, featuring immaculate accommodation throughout and four bedrooms, three equipped with contemporary shower areas. Revel in a spacious living room offering panoramic sea views, all in an ideal location with the beach and City Center just steps away.

Our Sellers love - Embracing beachfront living and the convenience of being within walking distance to fabulous restaurants, bars, public transport links, and The Royals Shopping Centre.

Key Features

- Fishermans Cottage Arranged Over Three Floors.
- Four Bedrooms with Shower
- Large Living / Dining Room.
- Contemporary Fitted Kitchen.
- Low Maintenance Garden With Garden Room.
- No Onward Chain.
- Conservation Area Location.

Guide Price £475,000 - £500,000

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Entrance
Wood paneled door leading to:

Entrance Hallway
7' 2'' x 3' 6'' (2.18m x 1.07m)
Stairs leading to basement level & first floor accommodation, storage cupboard, radiator, smooth ceiling incorporating inset downlights, wood effect laminate flooring, door leading to:

Living Room
21' 7'' x 11' 5'' (6.57m x 3.48m)
Double glazed window to front & rear aspects, radiator, smooth ceiling incorporating inset downlights, wood effect laminate flooring, stairs leading down to:

Kitchen / Diner
11' 7'' x 11' 5'' (3.53m x 3.48m)
Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink, electric hob with extractor over, fitted oven, integrated fridge/freezer, dishwasher & washing machine, built in wine cooler & microwave, radiator, smooth ceiling incorporating inset downlights, wood effect laminate flooring.

Master Bedroom
11' 11'' x 11' 2'' (3.63m x 3.40m)
Double glazed window to front aspect, radiator, smooth ceiling incorporating inset downlights, wood effect flooring, double shower cubicle incorporating raised shower system over, vanity hand basin, part tiled walls, extractor fan, tiled flooring.

Ground Floor Cloakroom
Vanity hand basin, low level WC, smooth ceiling,

First Floor Landing
9' 7'' x 3' 1'' (2.92m x 0.94m)
Smooth ceiling incorporating inset downlights & loft access, wood effect laminate flooring, doors leading to:

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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Bedroom 2
11' 11'' x 10' 11'' (3.63m x 3.32m)
Double glazed window to front aspect, radiator, smooth ceiling incorporating inset downlights, wood effect laminate flooring, double shower cubicle incorporating raised shower system over, vanity hand basin, part tiled walls, extractor fan, tiled flooring.

Bedroom 3
12' 2'' x 11' 0'' (3.71m x 3.35m)
Double glazed window to front aspect, radiator, smooth ceiling incorporating inset downlights, wood effect laminate flooring, double shower cubicle incorporating raised shower system over, vanity hand basin, part tiled walls, extractor fan, tiled flooring.

Bedroom 4
10' 5'' x 6' 4'' (3.17m x 1.93m)
Double glazed window to rear aspect, radiator, smooth ceiling incorporating inset downlights, wood effect laminate flooring.

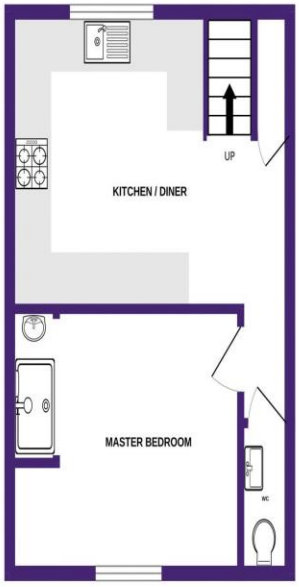
Family Bathroom
7' 5'' x 4' 2'' (2.26m x 1.27m)
Obscure double glazed window to rear aspect, paneled bath, vanity hand basin, low level WC, stainless steel heated towel rail, part tiled walls, extractor fan, smooth ceiling incorporating inset downlights, tiled flooring.

Rear Garden
Paved entertaining area immediately from property, remainder being laid to artificial lawn, pathway leading to Garden Room to rear.

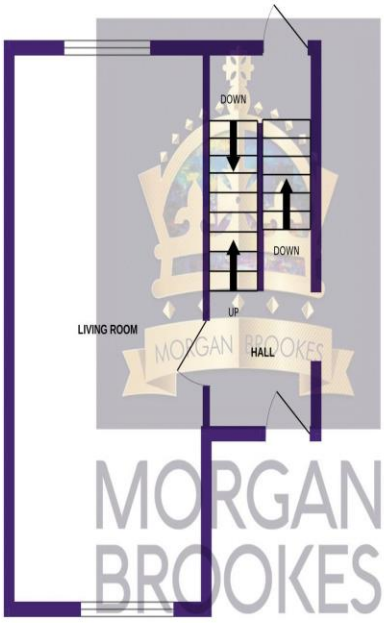
Garden Room
Double doors to front aspect, two windows to front aspect, power & light connected, wood effect laminate flooring.

Front Of Property
Iron fenced paved patio with stairs leading to entrance.

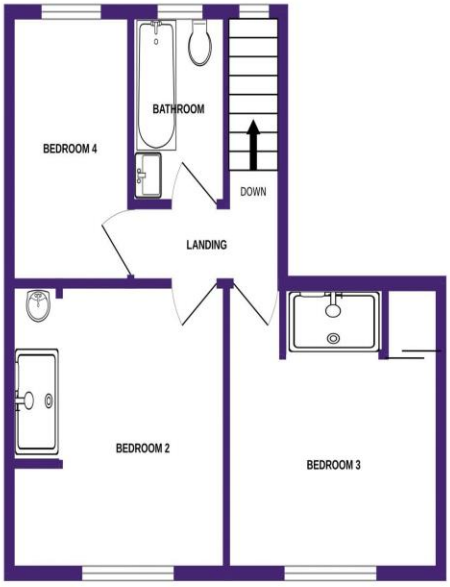
BASEMENT FLOOR



GROUND FLOOR



1ST FLOOR



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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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