1st Call
SALES AND LETTINGS









Southchurch Avenue, Southend On Sea, SS1 2RP

£180,000 - Leasehold

Offered for sale with no onward chain, this well-presented two-bedroom ground floor apartment enjoys a highly convenient location within easy reach of the seafront, Southend city centre and mainline rail stations, making it an excellent choice for first-time buyers, commuters or investors alike. The accommodation comprises a bright and spacious lounge opening into a modern fitted kitchen, two well-proportioned bedrooms with fitted wardrobes and a contemporary bathroom. Further benefits include double glazed windows, electric heating and an allocated parking space in the residents' car park. With its excellent location and well-maintained accommodation, an internal viewing is highly recommended.

Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with own front door to...

Entrance Hall



Electric heater, large built in storage cupboard, additional built in airing cupboard housing hot water cylinder, coved ceiling, doors off to...

Lounge 13'2 x 10'5 (4.01m x 3.18m)



Double glazed window to front, electric heater, coved ceiling, opening to...



Kitchen/ Breakfast Room 10'9 x 8'8 (3.28m x 2.64m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker with stainless steel extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, breakfast bar, tiled splashbacks, laminate wood flooring, coved ceiling, double glazed window to front...



Bedroom 1 10'11 x 10'6 (3.33m x 3.20m)



Double glazed window to rear, electric heater, range of fitted wardrobe cupboards, coved ceiling...



Bedroom 2 10'11 x 7' (3.33m x 2.13m)



Double glazed window to rear, electric heater, range of fitted wardrobe cupboards, coved ceiling...

Bathroom



White suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., tiled splashbacks, wall mounted electric fan heater, extractor fan, coved ceiling...

Externally



Allocated off street parking space in residents car park to rear, further visitors spaces, communal bin store and drying area...



Leasehold Information

We understand that the property benefits from 96 years remaining lease term with an annual Ground Rent of £100 and the Service Charge is paid in monthly instalments of £188.05 which we understand also includes the Buildings Insurance premium....

Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, or other minor cosmetic editing. Artificial Intelligence

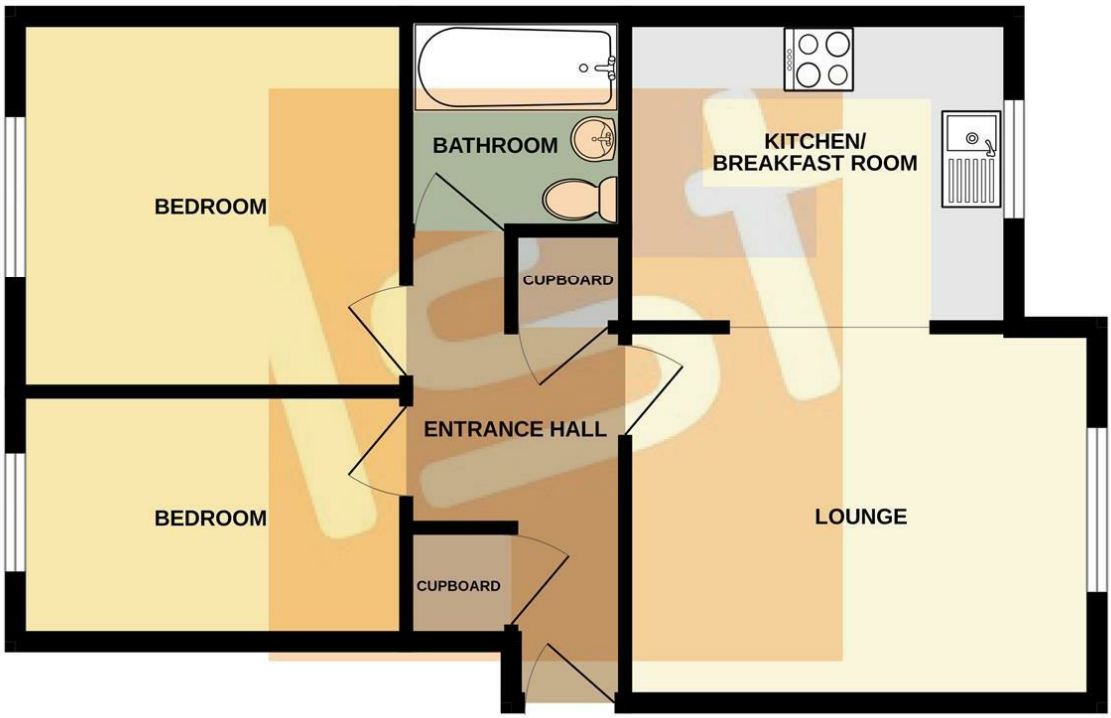
(AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

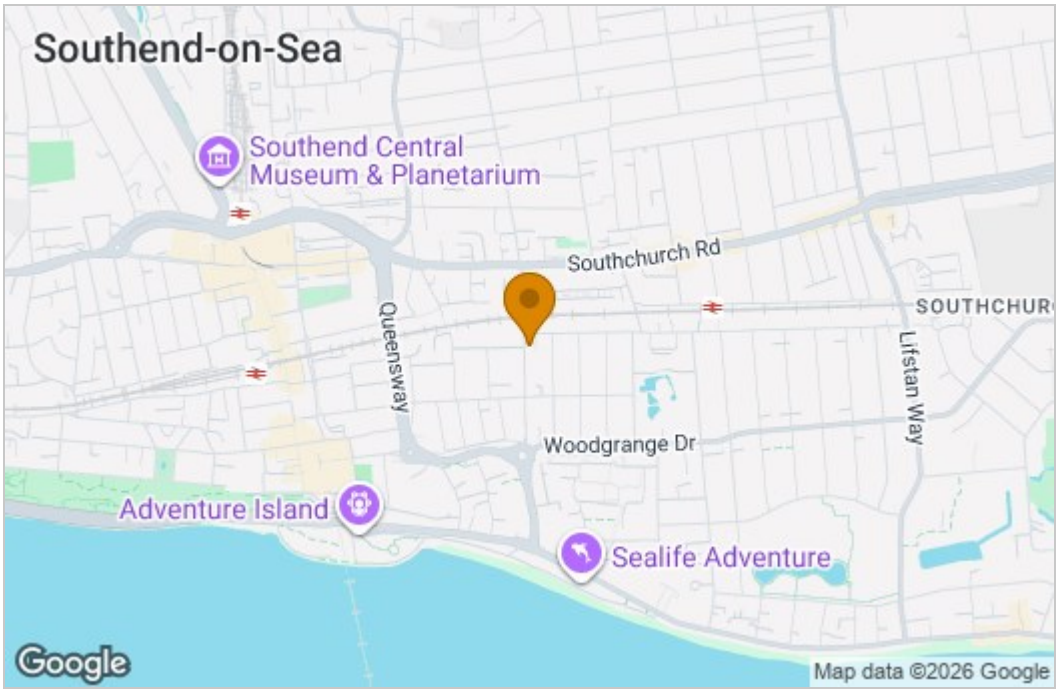
GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



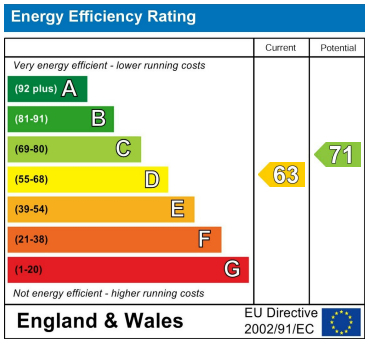
TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

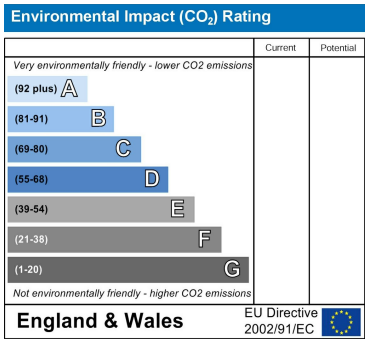
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph





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