



\* GUIDE PRICE - £170,000 - £180,000 \*  
SUPERB CENTRAL LOCATION CLOSE TO TWO MAJOR RAIL LINKS - SECURE PARKING & NO ONWARD CHAIN \* Positioned within a few minutes walk of Southend East Train Station, this large one bedroom flat offers allocated off-street parking and a communal roof terrace. Located close to excellent amenities and the seafront!

- First Floor Flat
- Private Balcony
- One Allocated Off-Street Parking Space
- Gas Central Heating
- Minutes from Excellent Shops and Eateries
- Open Plan Kitchen/Living Room
- Communal Roof Terrace
- Double Glazing
- Walking Distance to Southend East Train Station and Bus Links
- Close to Southend High Street and Seafront

## Southchurch Road

Southend-on-Sea

**£170,000**

Price Guide



# Southchurch Road



Primely located within minutes of Southend East Train Station is this delightful one bedroom first floor flat. The train line offers direct access to London on the c2c line, whilst convenient local bus links are moments away. An array of established shops and eateries can be found within walking distance, with Southend High Street within close proximity. Also within the area are popular parks and Southend's seven-mile-long seafront.

The flat is located on the first floor and boasts open plan living accommodation. The heart of the property lies within the sizeable kitchen/living area which leads onto a private balcony. Further accommodation includes one large double bedroom, a three piece bathroom and storage. A communal roof terrace is open to all, whilst the flat has one allocated off-street parking space.

## **One Bedroom First Floor Flat**

### **Entrance Hall**

### **Open Plan Kitchen/Living Room**

27'6 x 10'3 > 9'9

### **Juliette Balcony**

### **Grand Double Bedroom**

17'4 x 10'2

### **Bathroom/w.c**

7'4 x 6'2

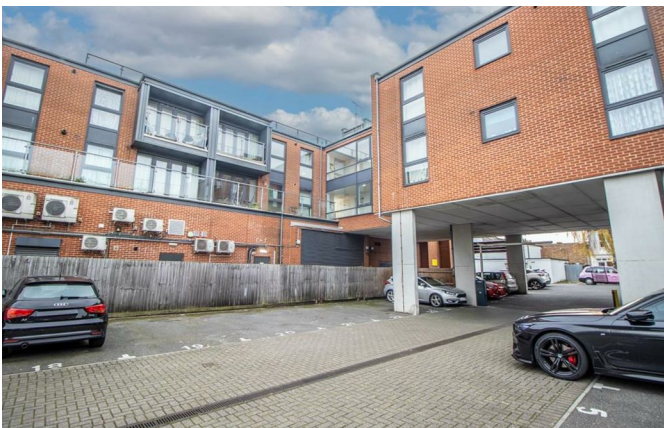
### **Storage**

### **One Allocated Off-Street Parking Space**

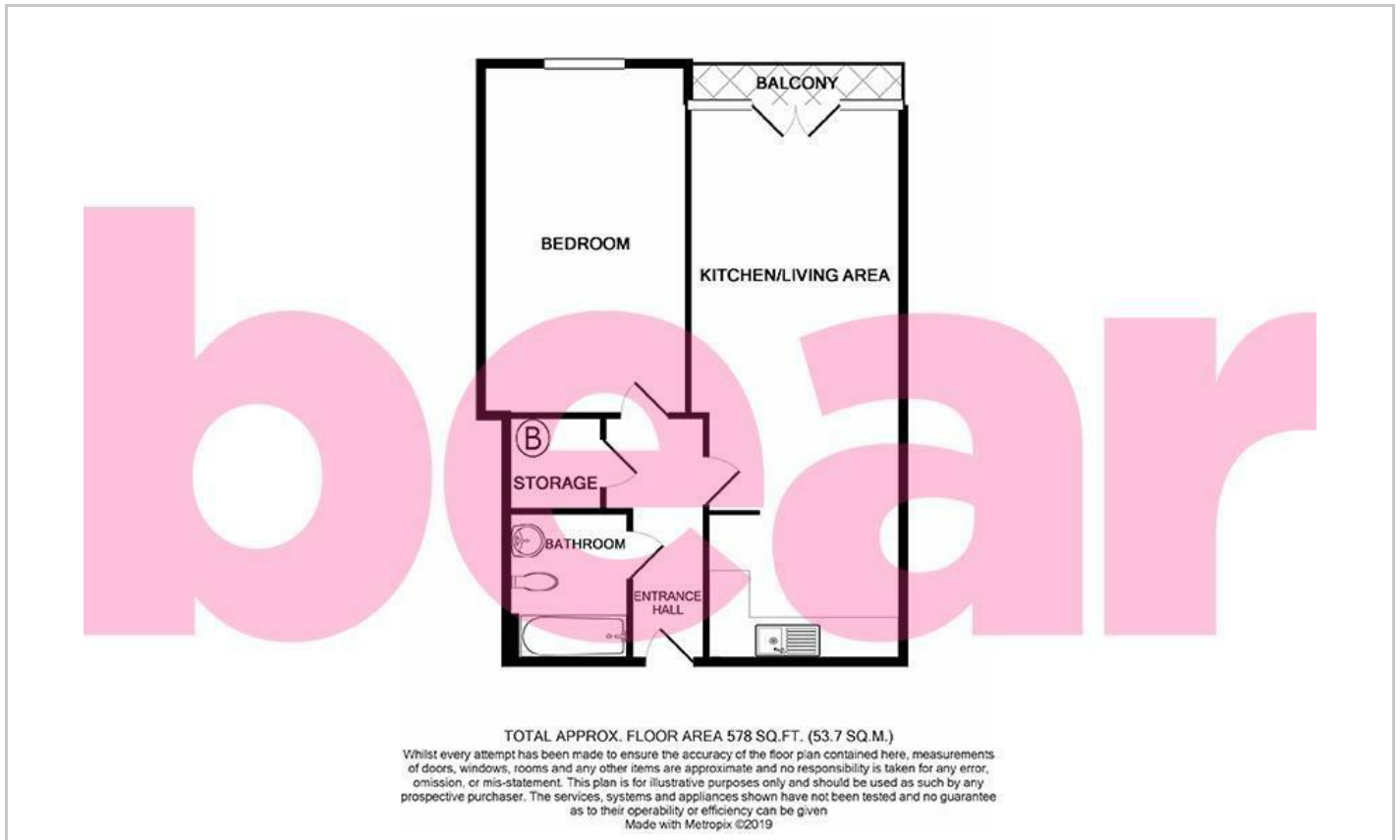
### **Communal Roof Terrace**

### **Agents Note**

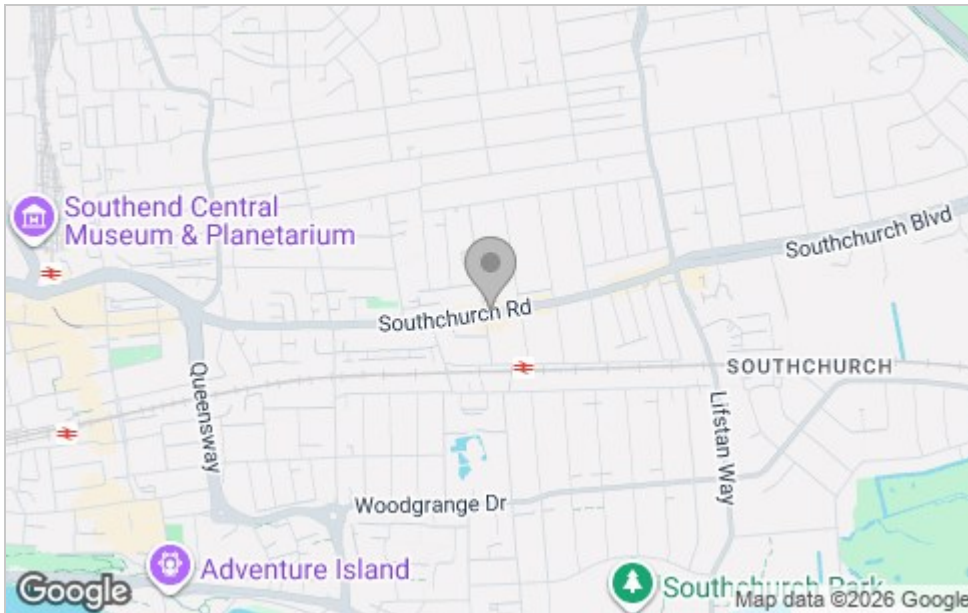
The lease has approximately 112 years to run. The ground rent is £250 per annum. The service charge is £2179 per annum (£181.58 per month)



## Floor Plan



## Area Map



## Viewing

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 Graph

