1st Call
SALES AND LETTINGS









Southchurch Avenue, Southend-On-Sea, SS1 2RJ

£190,000 - Leasehold

Offered chain free and with the lease being extended to 999 years, this two double bedroom top floor apartment is situated within this landmark development just yards from the seafront and offering easy access to the city centre and mainline rail stations. Well presented throughout the property offers a bright lounge with estuary views, a kitchen large enough to dine in as well as two double bedrooms and a modern bathroom. With fully double glazed windows the property also benefits from off street parking within the residents gated car park and an internal viewing comes highly recommended.

Accommodation Comprising

Front door leading to enclosed entrance lobby with security entryphone system providing access to communal entrance hall with staircase to second floor landing. Own front door to...

Entrance Hall

Built in storage and airing cupboards, security entryphone system, coved ceiling with loft access, doors off to...

Bedroom 1 13'5 x 8'6 (4.09m x 2.59m)



Two double glazed windows to rear, electric storage heater, built in wardrobe cupboard, coved ceiling...



Bedroom 2 13'5 x 7' (4.09m x 2.13m)



Double glazed window to rear, electric storage heater, coved ceiling...



Bathroom



White suite comprising panelled bath with central mixer tap and shower attachment. electric shower unit over, wall mounted wash hand basin, Victorian style high cistern W.C., tiled splashbacks, wall mounted electric fan heater...

Kitchen/ Breakfast Room 11'7 x 9'7 (3.53m x 2.92m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated electric hob with oven below and extractor hood over, space and plumbing for washing machine and dishwasher, matching range of wall mounted units, tiled splashbacks, electric storage heater, two obscure glazed borrowed light windows, archway to...



Lounge 14'2 x 11'7 (4.32m x 3.53m)



Two double glazed windows to front offering distant estuary views, electric storage heater, coved ceiling...





Externally



Off street parking in residents gated car park, well tended communal gardens surrounding the property...



Agents Note

The seller is in the process of extending the lease and this will be completed as part of any agreed sale and providing a 999 year term with a peppercorn Ground Rent...

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, virtual staging or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

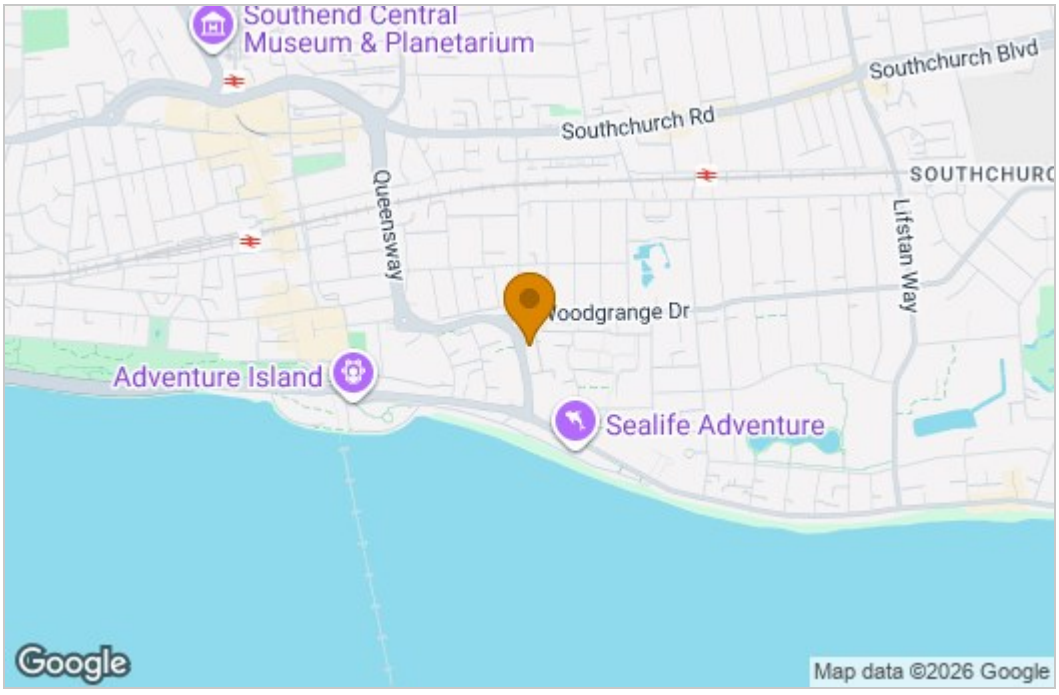
No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead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

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

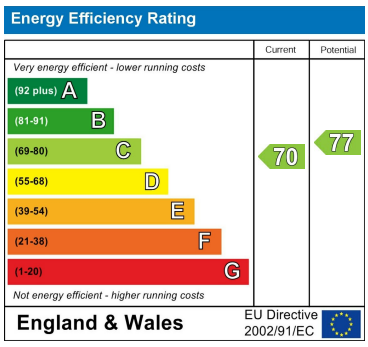
Floor Plan

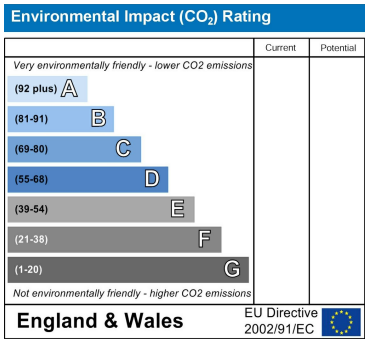


Area Map



Energy Efficiency Graph





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