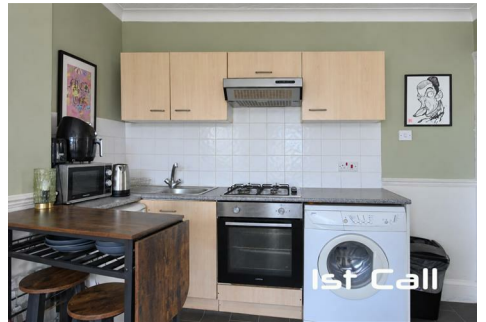


Ist Call

SALES AND LETTINGS



Seaforth Avenue, Southend-On-Sea, SS2 4ES

£175,000 - Leasehold

Offered with no onward chain is this 2-bedroom purpose built first floor flat. Offering an open plan lounge/kitchen, one double and one comfortable single bedroom as well as a good sized bathroom the property benefits from both double glazed windows and gas central heating as well as its own section of rear garden. With 150 years remaining lease term we feel the property would make an ideal first time or investment purchase and viewing is recommended.

Accommodation Comprising

Own front door to...

Entrance Hall



Staircase to first floor landing, obscure double glazed window to side, built in cupboard housing gas central heating & hot water combination boiler, dado rail, coved ceiling with loft access, doors off to...

Lounge/ Kitchen 16'3 into bay x 9'10 (4.95m into bay x 3.00m)

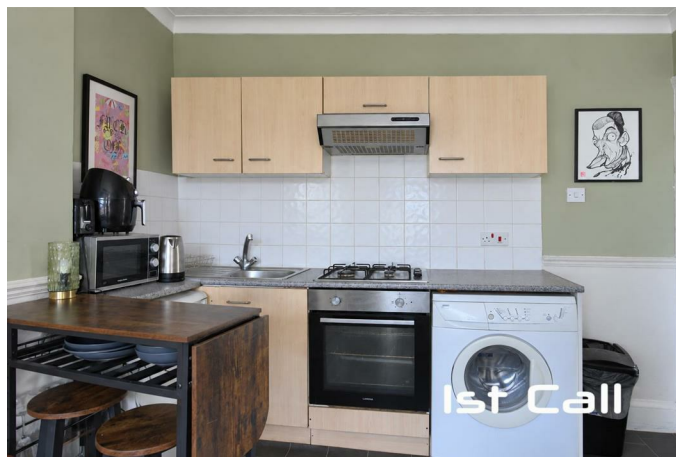


Lounge Area



Double glazed bay window to front, radiator, feature fireplace, coved ceiling, open plan to...

Kitchen Area



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks...

Bedroom 1 13'1 x 9'10 max overall (3.99m x 3.00m max overall)



Double glazed window to rear, radiator, dado rail, coved ceiling...

Bedroom 2 7'5 x 5'8 (2.26m x 1.73m)



Double glazed window to front, radiator, coved ceiling...

Bathroom 7'4 x 5'9 plus recess (2.24m x 1.75m plus recess)



White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, coved ceiling, obscure double glazed window to rear...

Externally



Own section of rear garden accessed via side of property...

Important Information & Property Images

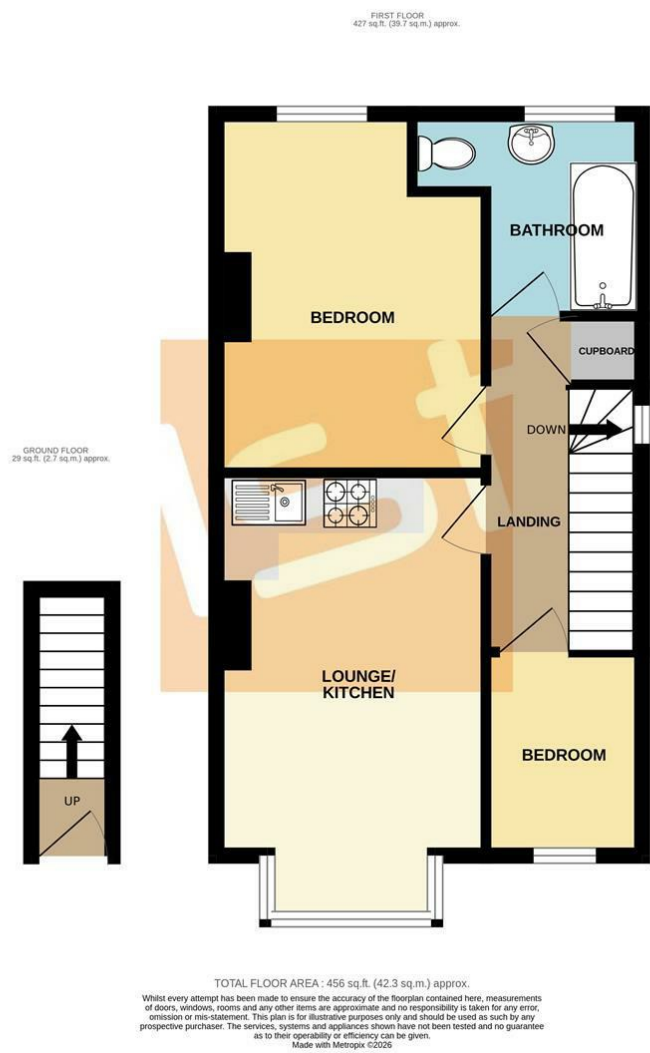
These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should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

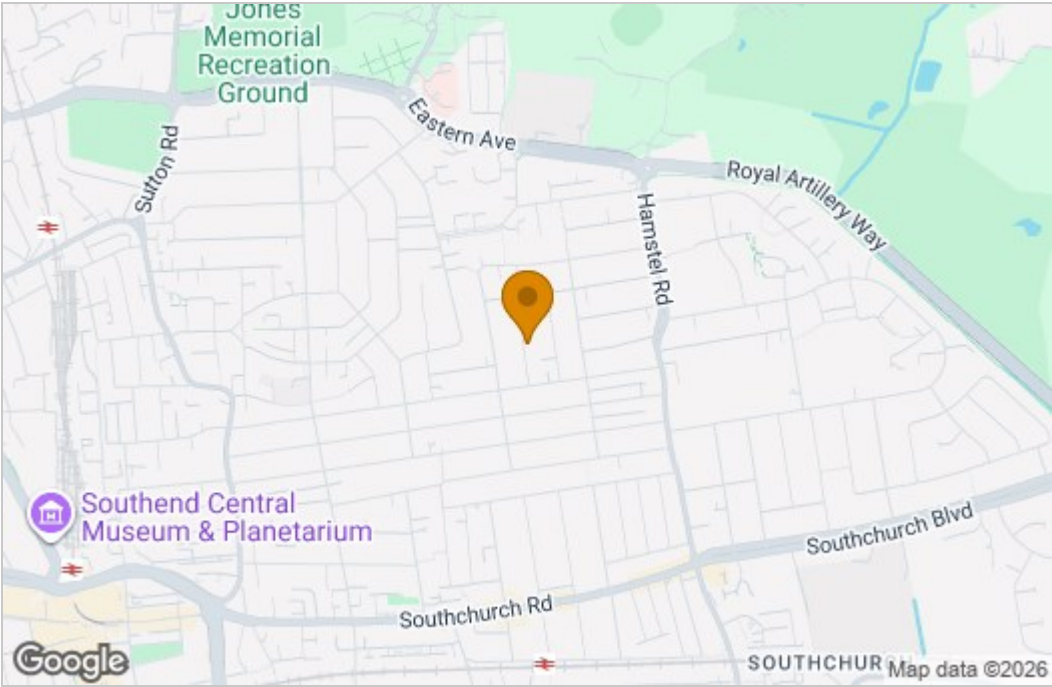
No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead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

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

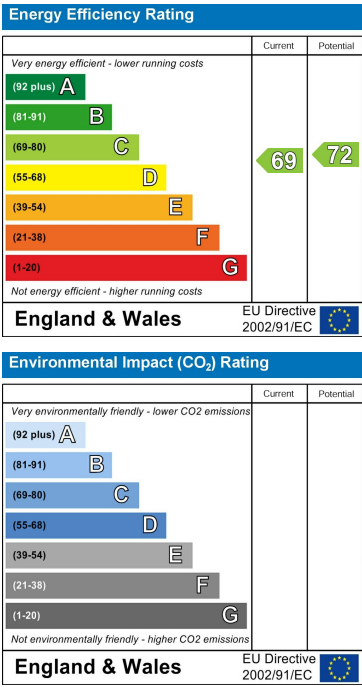
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.