



CAMPER ROAD

SOUTHEND-ON-SEA, SS1 2YR

PRICE GUIDE £155,000
LEASEHOLD

* £155,000 - £165,000 * NO ONWARD CHAIN * LONG LEASE * COMMUNAL ROOF GARDEN
OFFERING GLORIOUS VIEWS ACROSS THE SOUTHEND CITY SKYLINE * One bedroom second floor
flat, benefitting from newly renovated accommodation. Perfectly positioned on the doorstep of Southend
Seafront, Southchurch Park and travel links. A fantastic first time purchase.

RP&C.
RICKY, PLANT & CHEN-PORTER

CAMPER ROAD

- Beautifully presented one bedroom top floor flat
- Sold with no onward chain
- The current lease will be extended to 150 years
- Communal roof garden providing delightful views across City skyline
- New renovated interiors along with double glazing & gas central heating
- Fantastic location close to Southend seafront
- On the doorstep of the picturesque Southchurch Park
- Peppercorn ground rent and service charges
- Easy reach of Southend East Train Station for access into Central London
- Fantastic first time or investment purchase



Available with no chain, this beautifully refreshed one-bedroom second-floor apartment is an excellent choice for first-time buyers, investors, or anyone searching for a low-maintenance home by the coast.

Recently redecorated throughout in a modern neutral colour scheme, the property offers a light and airy feel. It also benefits from newly installed double glazing and gas central heating, providing comfort and energy efficiency throughout the year.

Inside, the accommodation offers a double bedroom, a contemporary bathroom with electric shower, and a well-proportioned living area with plenty of room for both relaxing and entertaining.

A standout feature is the communal roof terrace, where residents can enjoy stunning sea views, making it the perfect place to sit back and take in the coastal setting.

Ideally positioned close to Southchurch Park, the apartment enjoys easy access to attractive open green spaces and leisure facilities. A range of transport connections are within walking distance, providing convenient links to Southend city centre, the seafront, and London. The area's wide selection of shops, cafés, restaurants, and entertainment venues are all close at hand, making this a superbly located home for a variety of buyers.

One bedroom second floor flat

Lounge 13'5 x 8'11

Kitchen 13'4 x 7'2

Bathroom 7'2 x 4'3

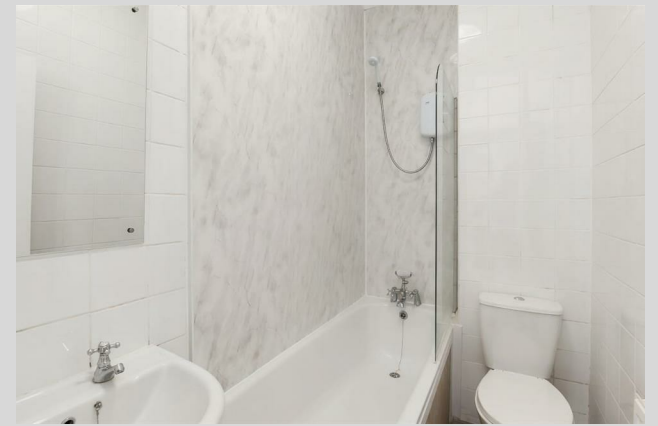
Double Bedroom 10'0 x 9'5

Communal Roof Garden

Agents Note

The lease will be extended to 150 years upon completion. The ground rent is £50 per annum for the first 60 years, peppercorn rent thereafter. The service charge is adhoc. The management fee is £100 per annum.

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ADDITIONAL INFORMATION

Local Authority – Southend-on-Sea

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 355.20 sq ft

Tenure – Leasehold



Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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