

***To arrange a viewing contact us
today on 01268 777400***



Station Avenue, Southend-On-Sea £1,400

Situated on Station Avenue, Southend-On-Sea (SS2 5ED), this well-presented two-bedroom terraced home offers spacious accommodation along with a private rear garden and a versatile outbuilding ideal for use as a home office or workspace.

The property features a bright and welcoming living area with plenty of natural light, creating a comfortable space for relaxing or entertaining. The fitted kitchen provides good storage and worktop space, making it practical for everyday use.

Also located on the ground floor is a modern family bathroom, complete with bath, shower, wash basin and WC.

Upstairs, the property offers two well-proportioned bedrooms, both providing good natural light and comfortable living space.

To the rear of the property is a private enclosed garden, ideal for outdoor seating and entertaining. At the end of the garden sits a separate shed/outbuilding which can be used as a home office, studio, or workspace, perfect for those working from home.

The property is conveniently located close to local amenities, schools and transport links, with nearby train stations providing access into London.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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