

# 1st Call

## SALES AND LETTINGS



**Southchurch Avenue, Southend-On-Sea, SS1 2HZ**

**£170,000**

Stunning 11th floor 1-bed with panoramic city views! 21'7" open-plan lounge/kitchen, double bedroom with fitted wardrobe, 2 parking spaces (1 covered). Contemporary finish throughout. Must view, chain free!

This beautifully presented modern one-bedroom apartment on the 11th floor delivers breathtaking living with spectacular panoramic city skyline views that must be experienced to be fully appreciated. The elevated position transforms everyday living into something truly exceptional, where floor-to-ceiling windows showcase an ever-changing urban landscape. The heart of this stunning home is the impressive 21'7" open-plan lounge/kitchen area, designed for contemporary lifestyle living. This expansive space seamlessly combines relaxation and culinary areas, complete with quality integrated appliances, all while those magnificent city views provide a dramatic backdrop to daily life. The generously proportioned double bedroom features fitted wardrobes for optimal storage, while the stylish bathroom showcases contemporary fixtures and quality finishes throughout. Practical benefits are exceptional, with two allocated parking spaces - one being undercover - providing unparalleled convenience and security. The combination of spectacular views, generous accommodation, premium finishes, and outstanding parking provision makes this an exceptional opportunity for professionals, couples, or investors seeking a property with strong rental appeal in a prestigious development. An internal viewing is essential to truly appreciate the quality, views, and lifestyle this remarkable apartment offers.

## Accommodation Comprising



Security entryphone system providing access via automatic frosted glass doors to a large communal entrance lobby with central water feature and providing lift and stairwell access to the top floor landing with window offering panoramic estuary views and hallway leading to own front door...



### Entrance Hall

Large built in storage cupboard, security entryphone handset, wood flooring with underfloor heating, smooth plastered ceiling, doors off to...

### Open Plan Lounge / Kitchen 21'7 x 11'11 < 9'2 (6.58m x 3.63m < 2.79m)

### Lounge Area



Full height double glazed window providing panoramic city skyline views, wood flooring with underfloor heating, smooth plastered ceiling, open plan to...



### Kitchen Area



Comprehensive range of modern fitted base and eye level units with complementing working surfaces over and inset stainless steel sink unit, integrated electric induction hob with extractor hood over and stainless steel splashback, integrated eye level oven, fridge/ freezer, washer/ dryer and dishwasher, wood flooring with underfloor heating, smooth plastered ceiling with inset spotlights...

### Bedroom 12'3 x 9'9 (3.73m x 2.97m)



Full height double glazed window offering panoramic city skyline views, built in wardrobe cupboard, wall mounted electric heater, smooth plastered ceiling...





### **Bathroom 7'2 x 6'5 (2.18m x 1.96m)**



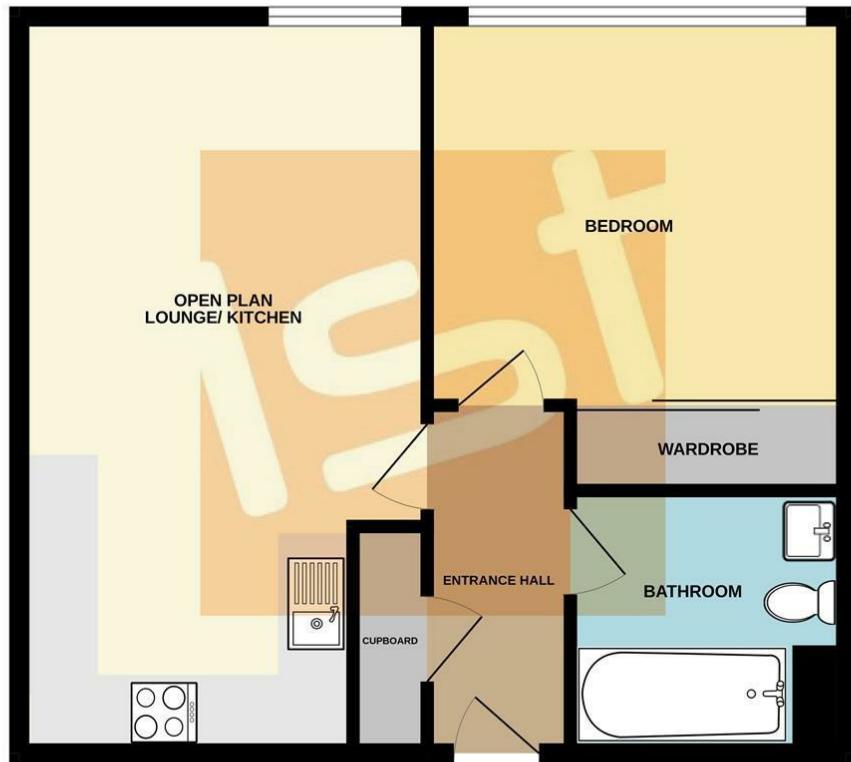
Beautifully appointed bathroom with modern white suite comprising panelled bath with shower unit over, sink with mixer tap, low level W.C., tiled splashbacks and flooring, heated towel rail, smooth plastered ceiling with inset spotlights...

### **Externally**

Two allocated off street parking spaces within residents car park (one undercover), well tended communal garden areas...

## Floor Plan

11TH FLOOR  
519 sq.ft. (48.2 sq.m.) approx.

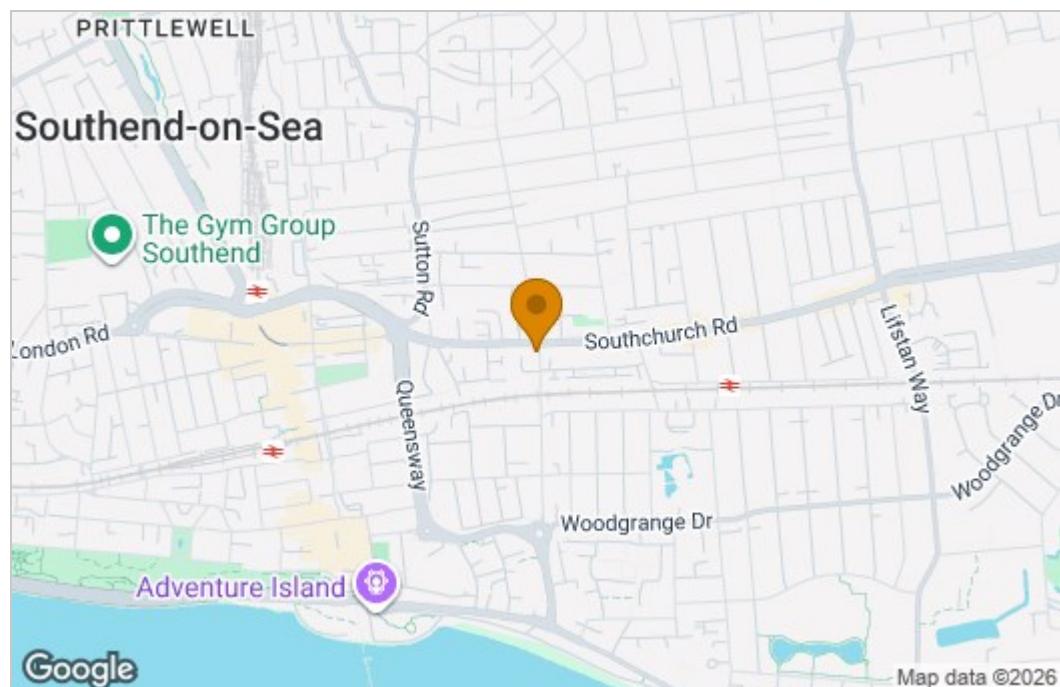


TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.

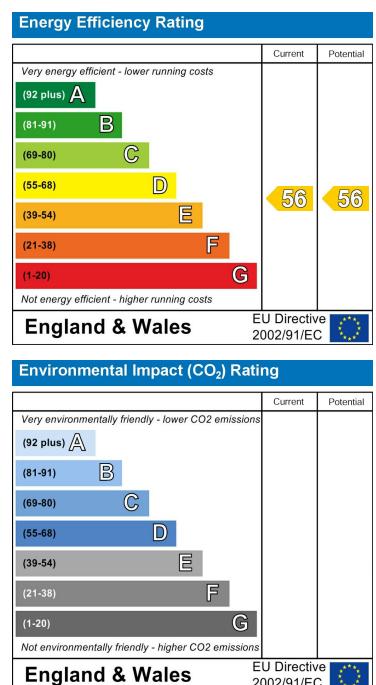
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows and wall areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



## Energy Efficiency Graph



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