

Ist Call

SALES AND LETTINGS



Ambleside Drive, Southend-On-Sea, SS1 2UT

Guide Price £215,000 - Leasehold

**** GUIDE PRICE £215,000 - £225,000 **** Situated in a fantastic location just moments from Southend East rail station, the seafront, and within easy reach of Southend City Centre, this spacious two-bedroom first-floor flat is a rare find. Offered with no onward chain and a generous 137-year lease remaining, the property has been well considered throughout. At its heart is a beautiful 16ft modern fitted kitchen/diner, perfectly designed for both everyday living and entertaining. A spacious front lounge provides a welcoming reception space, complemented by two bedrooms and a contemporary bathroom. Further benefits include full double glazing, gas central heating, a private rear garden, and an off-street parking space — everything you need for comfortable, convenient living. Viewing comes highly recommended.

Accommodation Comprising

Front door leading to communal lobby with own front door to...

First Floor Landing



Staircase to first floor landing, smooth plastered ceiling, doors off to...

Lounge 15'3 into bay x 11'5 (4.65m into bay x 3.48m)



Double glazed bay window to front, radiator, smooth plastered ceiling...



Bedroom 1 11'10 x 10'11 (3.61m x 3.33m)



Double glazed window to rear, radiator, smooth plastered ceiling...

Bedroom 2 9' x 6' (2.74m x 1.83m)



Double glazed window to front, radiator, built in wardrobe cupboard, smooth plastered ceiling..



Bathroom 7'11 x 5'11 (2.41m x 1.80m)



Modern white suite comprising panelled bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, fully tiled walls, smooth plastered coved ceiling, obscure double glazed window to side...

Kitchen/ Diner 16'6 x 11'10 (5.03m x 3.61m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer acrylic sink unit, space for electric range cooker with stainless steel extractor hood over, space and plumbing for washing machine, space for fridge/freezer, matching range of wall mounted units, central chimney breast, laminate wood flooring, smooth plastered coved ceiling, double glazed windows to side and rear...



Externally

Front Garden

Providing one off street parking space...

Rear Garden



Own half of rear garden accessed via gate to side of property, comprising small timber decked patio area, remainder mostly laid to lawn with raised flower/ shrub border...



property personally to satisfy themselves as to its condition, layout and suitability.



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, 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

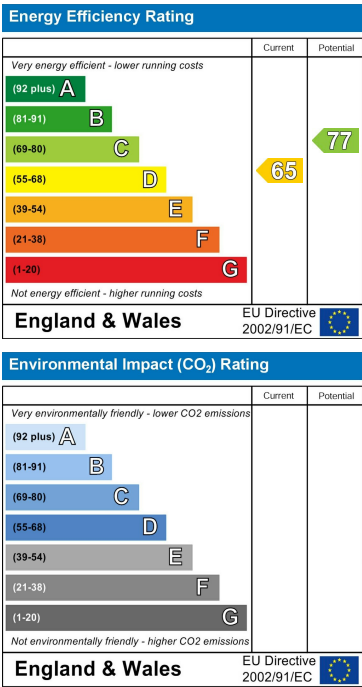
Floor Plan



Area Map



Energy Efficiency Graph



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