



## Southchurch Boulevard

Southend-on-Sea

- FIRST FLOOR FLAT
- TWO BEDROOMS
- COMMUNAL PARKING AND GARDENS
- IN NEED OF MODERNISATION



## Guide Price £199,950

**\*\*NO ONWARD CHAIN\*\*** Hair & Son are pleased to bring to market this spacious two bedroom first floor apartment in a purpose built block in a great location.





Welcome to Southwycke, a spacious two bedroom first floor flat in a purpose built block located on Southchurch Boulevard, nearby to Thorpe Bay train station, the seafront and shops.

The accommodation comprises of two well proportioned bedrooms, a fitted kitchen with ample cupboard space, a large living room with an outlook across the boulevard, and a bathroom and separate WC.

The property is in need of some modernisation but offers a good footprint for a buyer to make their own stamp on.

The block has communal parking and well maintained communal garden areas.

Offered to the market with vacant possession, therefore no onward chain.



## HALLWAY

## LOUNGE

18' 0" x 12' 0" (5.49m x 3.66m)

## BEDROOM ONE

13' 10" x 11' 8" (4.22m x 3.56m)

## BEDROOM TWO

12' 0" x 12' 0" (3.66m x 3.66m)

## KITCHEN

12' 5" x 8' 9" (3.78m x 2.67m)

## BATHROOM

## WC

## TENURE

LEASE REMAINING - 144 YEARS

SERVICE CHARGE - TBC

GROUND RENT - TBC

COUNCIL TAX BAND - C

EPC - TBC



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

## First Floor

Approx. 74.1 sq. metres (798.1 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 sq. feet)

Regulated by RICS

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