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today on 01268 777400**



South Avenue, Southend-On-Sea Offers in excess of £265,000

Aspire are delighted to present this modern two-bedroom semi-detached home, discreetly positioned within a private mews of just two properties and offered to the market with no onward chain.

Built circa 2015, the property provides contemporary, low-maintenance living centred around an impressive open plan ground floor measuring approximately 28ft. Combining the lounge, dining area and kitchen into one sociable space, the layout is ideal for modern day living and entertaining.

The contemporary kitchen is extensively fitted with high gloss cabinetry, generous worktop space, integrated appliances and a freestanding breakfast bar. A separate utility cupboard provides plumbing for a washing machine, additional storage and houses the wall-mounted central heating boiler.

Upstairs, there are two bedrooms including a particularly generous principal bedroom with fitted wardrobes. The accommodation is completed by a modern family bathroom featuring a rainfall shower over the bath.

Further benefits include excellent storage, loft access with a pull-down ladder and an allocated parking space positioned directly in front of the property.

The home is conveniently located for local shops, schools and amenities with Southchurch Village nearby, while Southend East and Southend Victoria stations provide excellent connections for commuters.

Offered Freehold and with no onward chain, this is an excellent opportunity for first-time buyers, commuters, investors or anyone seeking a modern home with minimal outside maintenance.

Please note: The property does not benefit from a private garden.

Kitchen / Reception Room

27'2" x 15'4" (8.29 x 4.69)

A spacious and versatile open plan room designed for modern living, with clearly defined areas for relaxing, dining and cooking.

The living and dining area provides ample room for a sofa arrangement and dining table, with a double glazed window to the front, radiator, television point, wood effect flooring and recessed lighting.

The kitchen is fitted with a range of high gloss wall and base units, complemented by work surfaces and tiled splashbacks.

Features include a stainless steel sink with mixer tap, built in ceramic hob, electric oven, extractor canopy, integrated fridge freezer and a freestanding breakfast bar providing additional preparation and dining space.

A door opens into the utility cupboard, which houses the Glow worm central heating boiler and provides plumbing for a washing machine together with further storage.

Bedroom One

15'9" x 7'10" (4.81 x 2.39)

A generous principal bedroom with two double glazed windows to the front and a range of fitted wardrobes providing hanging space, shelving and additional storage. Further features include a radiator, television point and smooth plastered ceiling.

Bedroom Two

7'6" x 6'5" (2.30 x 1.96)

A well proportioned second bedroom with a double glazed window to the side, radiator, television point and telephone or internet connection. This room would also make an excellent home office or nursery.

Bathroom

Fitted with a modern white suite comprising a panelled bath with rainfall shower and separate handheld attachment, glazed shower screen, vanity wash basin and concealed cistern WC.

Additional features include contemporary tiling, a chrome heated towel rail, tiled flooring, extractor fan and recessed lighting.

Parking

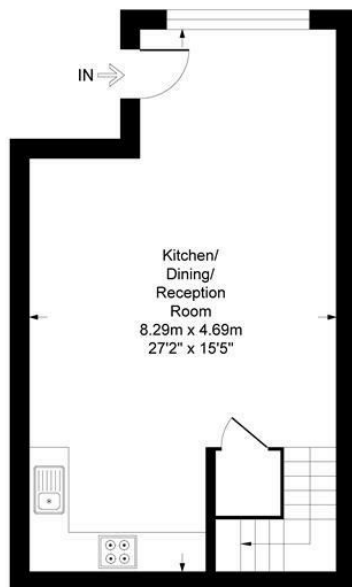
Parking

The property benefits from one allocated parking space positioned directly in front of the home.

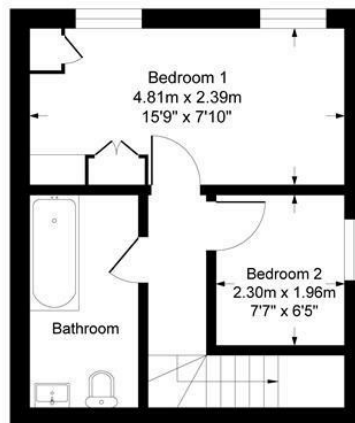
The property does not include a private garden, offering a particularly low maintenance lifestyle.

149 South Avenue

Approximate Gross Internal Floor Area = 63.4 sq m / 682 sq ft

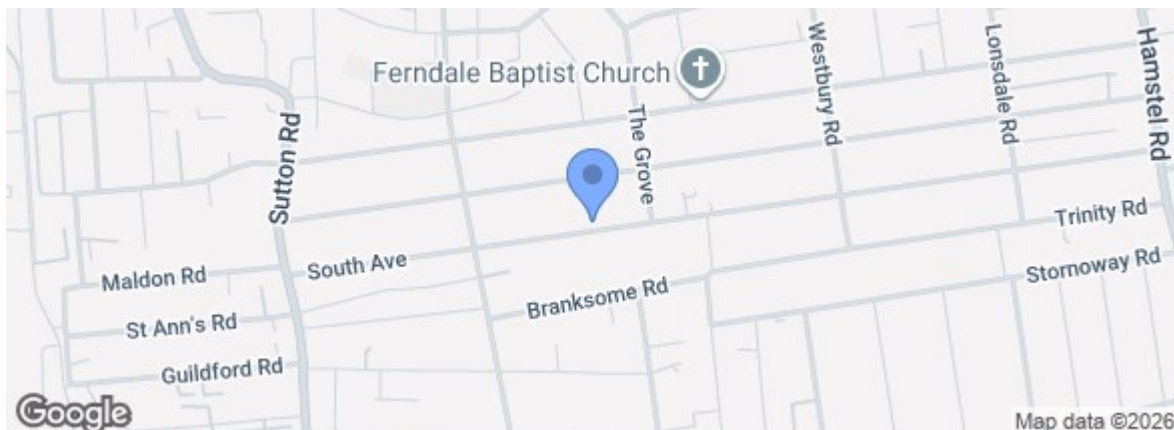


Ground Floor



First Floor

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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		75	81
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			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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