

Ist Call

SALES AND LETTINGS



Pleasant Road, Southend On Sea, SS1 2HJ

Offers Over £170,000 - Leasehold

Tucked away from the road within the rear block of this well-regarded development, this two-bedroom purpose-built ground floor apartment enjoys a quiet setting just yards from the seafront and within easy access to the city centre and mainline rail stations. The accommodation is well-proportioned throughout, comprising a generous 16ft lounge, two double bedrooms, a fitted kitchen, and a bathroom. Fully double glazed and with gas central heating, the property further benefits from two allocated parking spaces within the secure, gated residents' car park. Offered with no onward chain, an internal viewing is highly recommended.

Accommodation Comprising

Double glazed communal entrance door with security entryphone system leading to communal entrance lobby, own front door to...

Entrance Hall

Radiator, coved ceiling, doors off to...

Lounge 16'3" x 9'9" (4.95 x 2.97)



Double glazed window to front, radiator, carpet, power points, tv point.

Kitchen 8'6" x 7'0" (2.59 x 2.13)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated gas hob with oven below and extractor hood over, space for fridge/ freezer, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, coved ceiling, double glazed window to rear over looking communal gardens...

Bathroom/WC



Modern white suite comprising panelled 'P' bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., tiled splashbacks, radiator, coved ceiling, obscure double glazed window to side...

Bedroom One 13'0" x 8'0" (3.96 x 2.44)



Double glazed window to front, radiator, built in mirror fronted wardrobes...



Bedroom Two 12'11" x 7'0" (3.94 x 2.13)



Double glazed window to rear over looking communal gardens, radiator, coved ceiling...



Externally



Parking



Two allocated parking spaces within residents gated car park...

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.

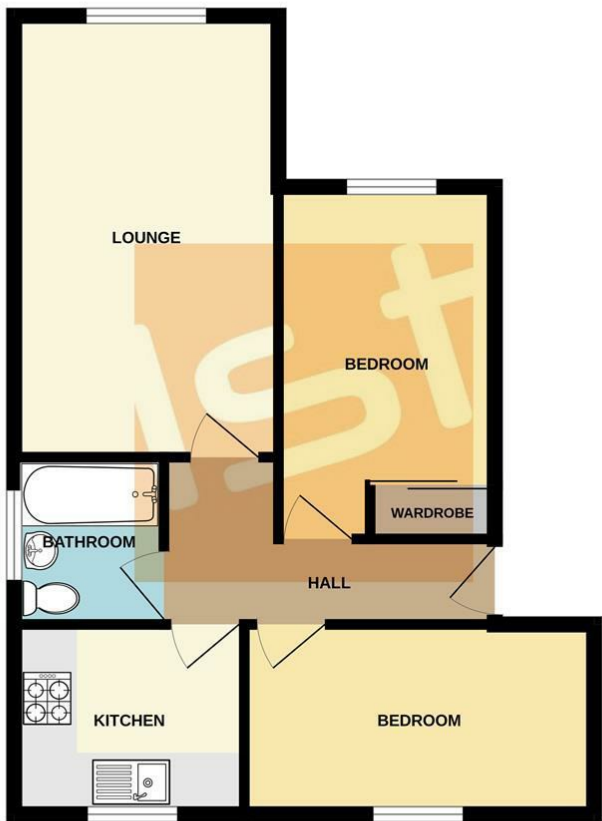
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No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

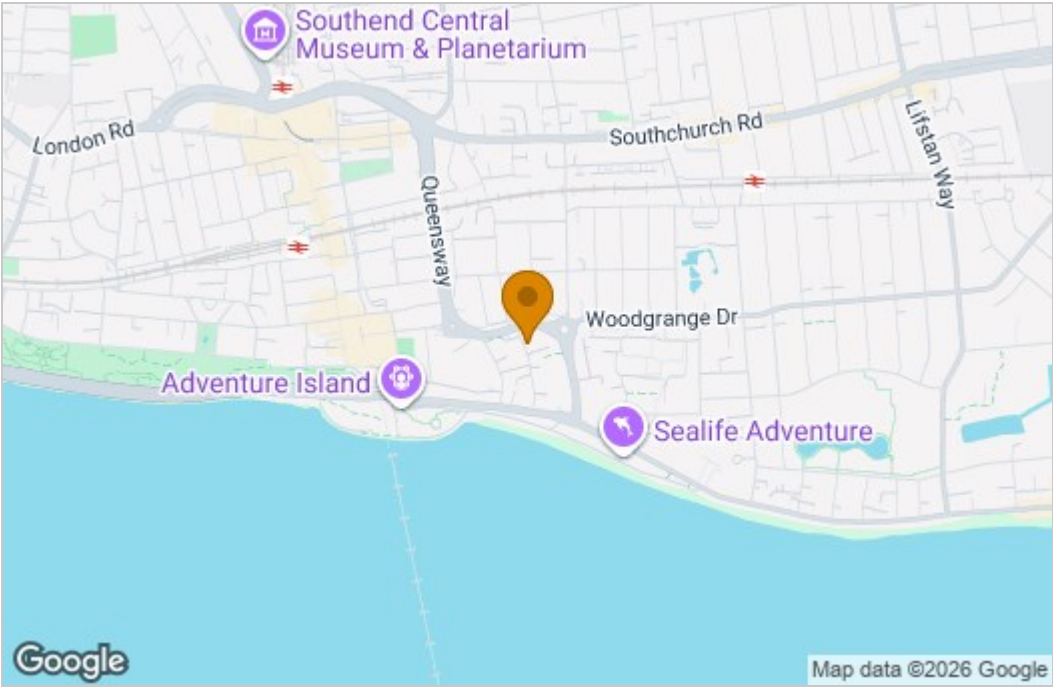
Floor Plan

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

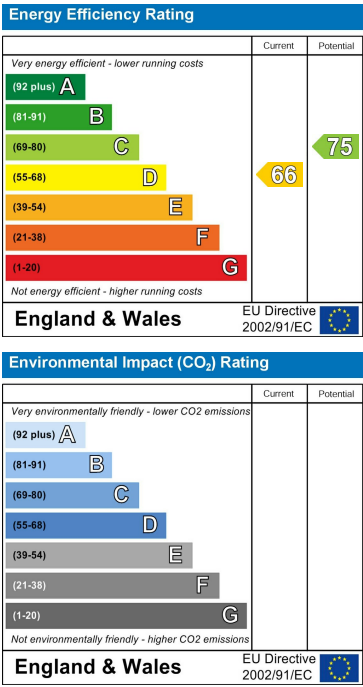


TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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