



FOR SALE

**Manners Way,
Southend-On-Sea, SS2 6QR**

Offers Invited £240,000 Leasehold - Share of Freehold Council Tax Band - A

2  1  1  656.60 sq ft

- Two Bedroom First Floor Flat Within A Distinctive Art Deco Building
- Beautifully Characterful Interior With Unique Curved Architectural Wall Features
- Bright And Inviting Lounge With An Abundance Of Windows
- Practical Kitchen With Extensive Base And Wall-Mounted Cabinetry
- Kitchen Access To Balcony Area With Stairwell Leading Down To Communal Gardens
- Versatile Second Bedroom Ideal For Guests, Children, Hobbies Or A Home Office
- Bathroom With Adjacent Separate W/C
- Convenient Access To Southend Airport & Railway Station With London Connections
- Close To Priory Park, Local Amenities And Southend's Popular Seafront
- Share Of Freehold And Long Lease Of 966 Years

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

Step inside a home where Art Deco charm meets comfortable, versatile living. Beautiful curved walls lend a distinctive elegance to the lounge and main bedroom, while a practical kitchen opens onto a balcony area. With an adaptable second bedroom, bathroom and separate W/C, this property offers something refreshingly individual.

The building's distinctive Art Deco architecture creates an attractive first impression, complemented by communal gardens offering an enjoyable space to relax outdoors. A balcony area accessed from the kitchen provides a convenient connection to the gardens below, while secure intercom entry from Manners Way offers reassurance and practicality, completing this characterful apartment setting.

Perfectly positioned for convenience and connectivity, Manners Corner enjoys excellent access to Southend Airport and railway station, local shops and everyday amenities. The picturesque grounds of Priory Park and recreational spaces of Warners Bridge Park are nearby, while Southend's vibrant seafront, beaches and coastal attractions are just a short drive away.

Measurements

Lounge
5.06m x 3.64m (16'7" x 11'11")
Kitchen
3.54m x 2.68m (11'7" x 8'9")
Bedroom 1
3.92m x 2.87m (12'10" x 9'4")
Bedroom 2
3.54m x 2.67m (11'7" x 8'9")
Bathroom
2.52m x 1.45m (8'3" x 4'9")
W/C

Interior

A home with character and architectural charm that sets it apart from the ordinary. Situated within an attractive Art Deco building, this two-bedroom home celebrates the distinctive design of its era, with beautiful curved walls, generous windows and a layout that offers both comfort and versatility. The lounge is a particularly inviting space, where an abundance of windows welcomes natural light. See yourself enjoying relaxed evenings, entertaining friends or simply enjoying a quiet moment here. The kitchen is thoughtfully arranged with an extensive selection of base and wall-mounted cabinetry, providing ample storage and preparation space for everyday cooking. Integrated appliances include a gas hob and oven, while a door opens onto a balcony area, providing a welcome connection to the outdoors. From here, a stairwell leads down towards the communal gardens, allowing you to step outside and enjoy a little fresh air whenever the mood takes you. The main bedroom is a comfortable double room that continues the property's unique architectural theme, with another beautifully curved wall adding softness and character to the space. Offering room for bedroom furnishings, it provides a peaceful retreat at the end of the day. The second bedroom introduces further versatility, whether envisioned as a child's bedroom, welcoming guest accommodation, a creative hobby room or a dedicated home office for those embracing a flexible working lifestyle. Completing the accommodation is a bathroom fitted with a bath and overhead shower alongside a hand basin. A separate W/C is conveniently positioned adjacent, providing an added element of practicality to the home's everyday arrangement.

Exterior

Set within an attractive Art Deco building, Manners Corner makes a memorable impression through its distinctive architectural identity, offering a refreshing alternative to more conventional apartment developments. Residents benefit from access to communal gardens, where generous areas of grass provide a welcome outdoor retreat. Whether enjoying the sunshine, taking a moment away from the day or simply appreciating the greenery surrounding the building, these shared spaces offer an enjoyable extension of apartment living without the responsibility of maintaining a private garden. Access to the building is provided from Manners Way, with a secure intercom entry system offering additional reassurance and allowing residents to welcome visitors conveniently. The flat is accessed via a stairwell up to the first floor.

Location

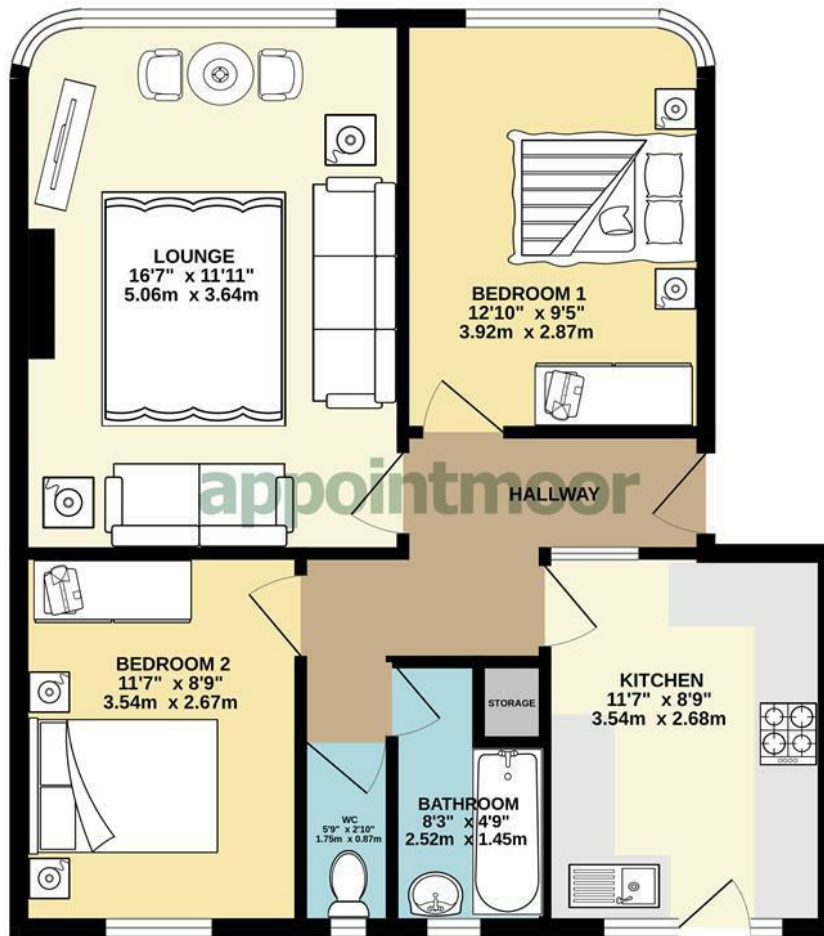
Positioned along Manners Way in Southend-on-Sea, Manners Corner enjoys a well-connected location that places everyday conveniences, transport connections and green open spaces within easy reach, offering an appealing balance between practical living and the lifestyle advantages of the coastline. Daily essentials are conveniently catered for, with a selection of local shops and services nearby with even wider shopping facilities at Southend Airport Retail Park. Commuters will appreciate the convenient access to Southend Airport railway station, being within walking distance of approximately 15 minutes. Both provide Greater Anglia connections towards London Liverpool Street, making the location particularly appealing for those travelling regularly into the capital. Nearby bus stops along Manners Way offer further connections across Southend and surrounding areas. For those who enjoy spending time outdoors, the beautiful surroundings of Priory Park are close by, offering landscaped gardens, picturesque walking routes, a pond, sports facilities and the historic Prittlewell Priory. Southend's celebrated seafront is also within easy reach, opening up opportunities for leisurely coastal walks, afternoons on the beach and evenings spent enjoying the restaurants and attractions surrounding Southend Pier and the neighbouring shoreline. Combining accessible transport links, nearby green spaces, practical shopping facilities and the ever-appealing Essex coastline, Manners Corner provides a location that makes both everyday routines and weekend enjoyment wonderfully convenient.

Tenure

Leasehold - Share Of Freehold
Lease Years Remaining: 966
Annual Service Charge: Approximately £2700
Annual Ground Rent: £0



FIRST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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.
Made with Metropix ©2026



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk



facebook.com/appointmoor



Instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor