



\* Guide Price £140,000 - £160,000 \*  
Share of Freehold \* This first floor flat offers modern, low-maintenance living in the very heart of Southend-on-Sea, complete with lift access and secure gated parking. Positioned within minutes of transport links, amenities and the seafront, it is an ideal choice for commuters and city lovers alike.

- First Floor Flat with a Share of Freehold
- Lounge/Diner opening into the Kitchen
- Three Piece Bathroom
- Lift Access
- Double Glazing
- Entrance Hall with Storage
- Large Double Bedroom
- Secure Gated Parking
- Two West Facing Communal Outdoor Spaces
- Electric Heating and a Hot Water Boiler

## Gordon Place

Southend-on-Sea

**£140,000**

Price Guide



# Gordon Place



The accommodation begins with an entrance hall offering useful built-in storage. A bright and well-proportioned lounge/diner opens seamlessly into the kitchen, creating a sociable open plan layout. The property further benefits from a generous double bedroom and a three piece bathroom. Additional features include double glazing, electric heating and a two year old boiler providing hot water. Residents also enjoy lift access, secure gated parking and the use of two west facing communal outdoor spaces, including a roof terrace and garden.

Situated on Gordon Place in central Southend-on-Sea, the property enjoys a prime city centre location. Southend Central and Southend Victoria Train Stations are both within easy reach, alongside excellent bus links. The high street, a wide range of shops, eateries and the seafront are all just minutes away, while convenient access to London Road and the A127 makes this a superbly connected home.

## **One Bedroom First Floor Flat**

### **Entrance Hall**

### **Lounge/Diner**

13'8 x 11'6

### **Kitchen**

8'5 x 5'10

### **Bedroom**

13'8 x 8'7

### **Bathroom**

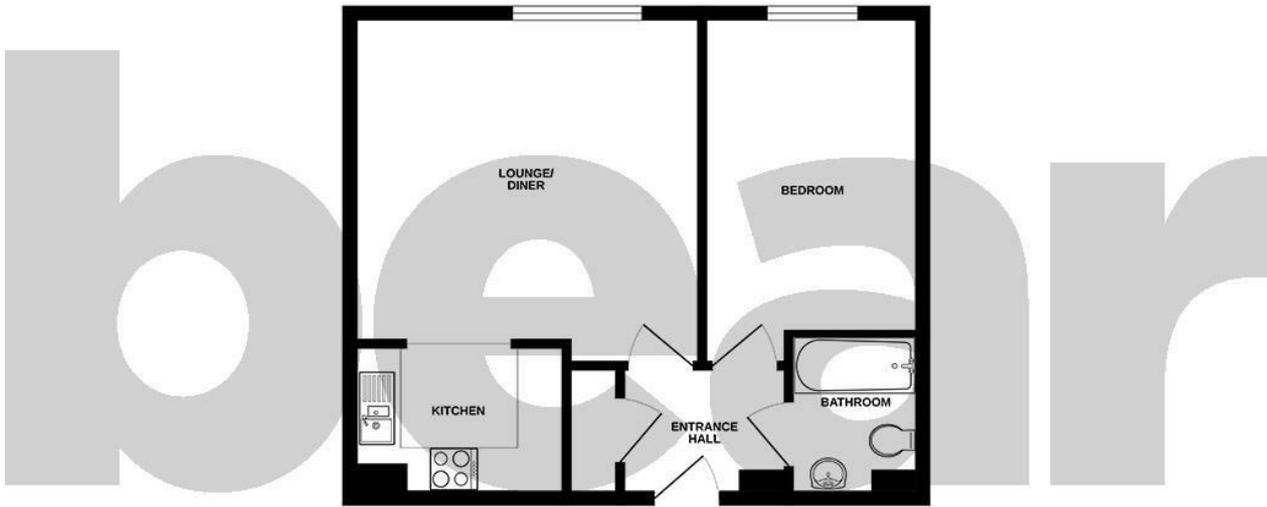
6'5 x 4'8

### **Storage**



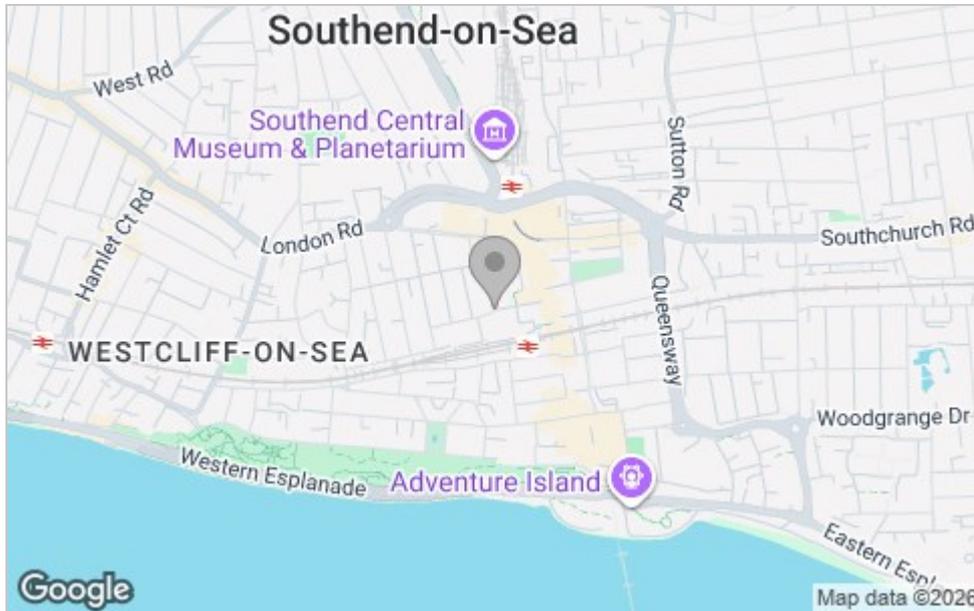
## Floor Plan

FIRST FLOOR  
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA: 38.7 sq.m. (417 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplan and any other details shown here and be responsible for any errors, omissions or misstatements. The accuracy, appropriateness and appropriateness shown here are not intended and no guarantee is given for the suitability or efficiency of the plan.  
Name and Address: 204/2

## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

