



Modern two-bedroom first floor flat offering open plan living, a private balcony, allocated parking, and a convenient Southend-on-Sea location close to excellent transport links.

- Two Bedroom First Floor Flat
- Private Balcony
- Modern Three Piece Bathroom
- One Allocated Off-Street Parking Space
- Double Glazing
- Open Plan Kitchen/Living Room
- Ensuite to Master Bedroom
- Entrance Hall with Storage
- Communal Gardens
- Gas Central Heating

## Bircham Road

Southend-on-Sea

**£200,000**



# Bircham Road



This well-presented first floor flat offers bright and contemporary accommodation throughout. The property comprises an entrance hall with useful storage, leading into a spacious open plan kitchen/living room with patio doors opening onto a private balcony, creating an ideal space for relaxing and entertaining. The master bedroom benefits from an ensuite shower room, while there is also a second double bedroom and a modern three-piece bathroom. Externally, the property enjoys access to communal gardens and one allocated off-street parking space. Additional benefits include double glazing and gas central heating.

Situated in Urban Base on Bircham Road, Southend-on-Sea, the property is conveniently located close to Prittlewell Train Station, bus links, the A127, and the city centre. A range of local amenities, parks, and schools are also nearby, making this an ideal home for commuters, first-time buyers, and investors alike.

## **Two Bedroom First Floor Flat**

### **Entrance Hall**

10'4" x 4'0" x 9'2" x 3'2"

### **Kitchen/Living Room**

23'5" x 12'4" x 10'4"

### **Balcony**

### **Bedroom One**

13'3" x 8'7"

### **Ensuite**

9'2" x 4'9"

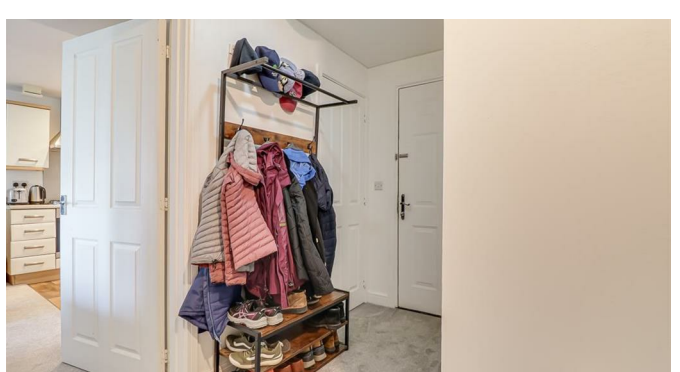
### **Bedroom Two**

13'3" x 8'2"

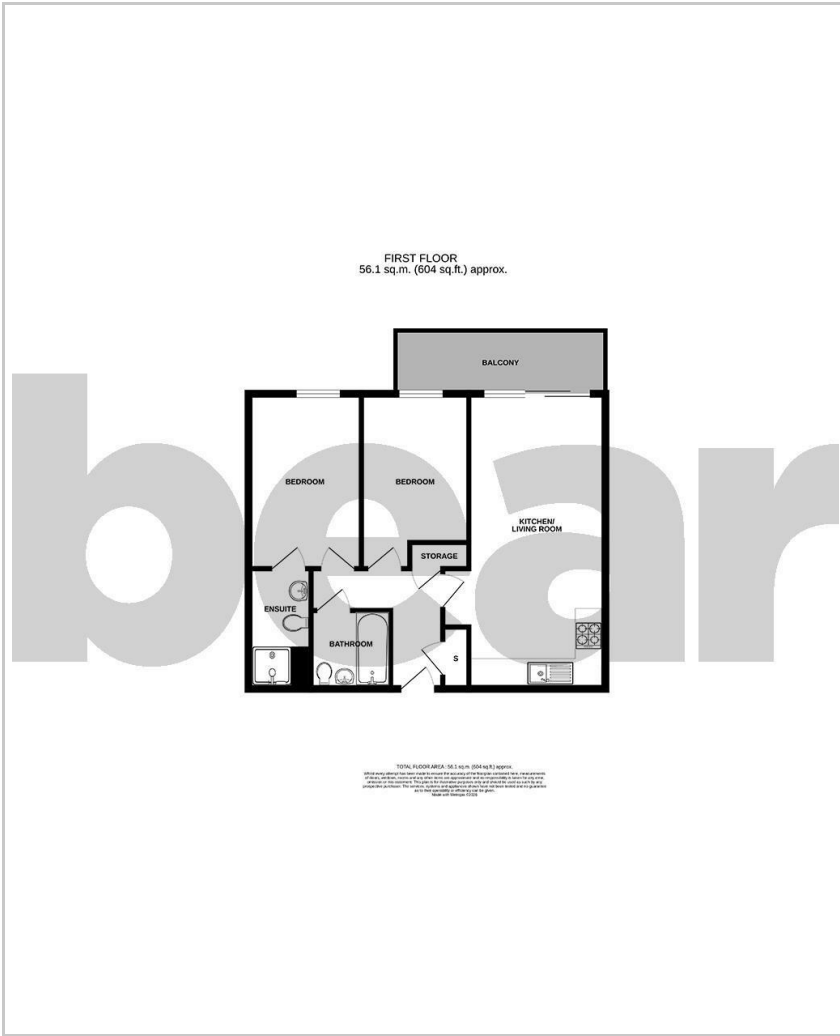
### **Three Piece Bathroom**

### **One Allocated Off-Street Parking Space**

### **Communal Garden**



# Floor Plan



# 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.

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# Energy Efficiency Graph

