

# bear

*Estate Agents*



**Victoria Avenue**  
Southend-on-Sea

**£150,000**



\* No Onward Chain \* This well-presented flat offers a spacious layout with a double bedroom, a generous kitchen/diner and a bright lounge. Benefitting from lift access, allocated parking and a highly convenient city centre location, it's perfect for commuters, first-time buyers or investors. Situated close to train stations, amenities and the seafront, this home combines comfort with convenience.

- Well Presented Flat in a Central Location
- No Onward Chain
- Bright Lounge Area
- Spacious Kitchen/Diner with Built-in Storage
- One Double Bedroom
- Three Piece Bathroom Suite
- Lift Access within the Building
- One Allocated Off-Street Parking Space to the Rear
- Double Glazing and Electric Heating
- Walking Distance to Train Stations and the City Centre

# Victoria Avenue



The flat comprises a welcoming lounge, a well-proportioned kitchen/diner with built-in storage and one double bedroom. A three-piece bathroom completes the accommodation, providing a functional and modern space. The property further benefits from double glazing, electric heating and lift access within the building. Externally, there is one allocated off-street parking space located to the rear. Offering low-maintenance living and an excellent central location, this home is ideal for those seeking a practical base in the heart of Southend-on-Sea.

Perfectly positioned on Victoria Avenue, this property sits in the centre of Southend-on-Sea within walking distance of Southend Victoria and Southend Central Train Stations, both offering direct links into London. A wealth of amenities, shopping facilities and restaurants are right on the doorstep, alongside the seafront and local parks. The property also provides easy access to the A127, Southend Hospital and London Southend Airport, making it ideal for commuters and professionals alike.

## **One Bedroom Flat**

### **Lounge**

18'2" x 14'7" x 14'7"

### **Kitchen/Diner**

13'0" x 9'10"

### **Bedroom**

9'7" x 9'1"

### **Three Piece Bathroom**

6'5" x 5'8"

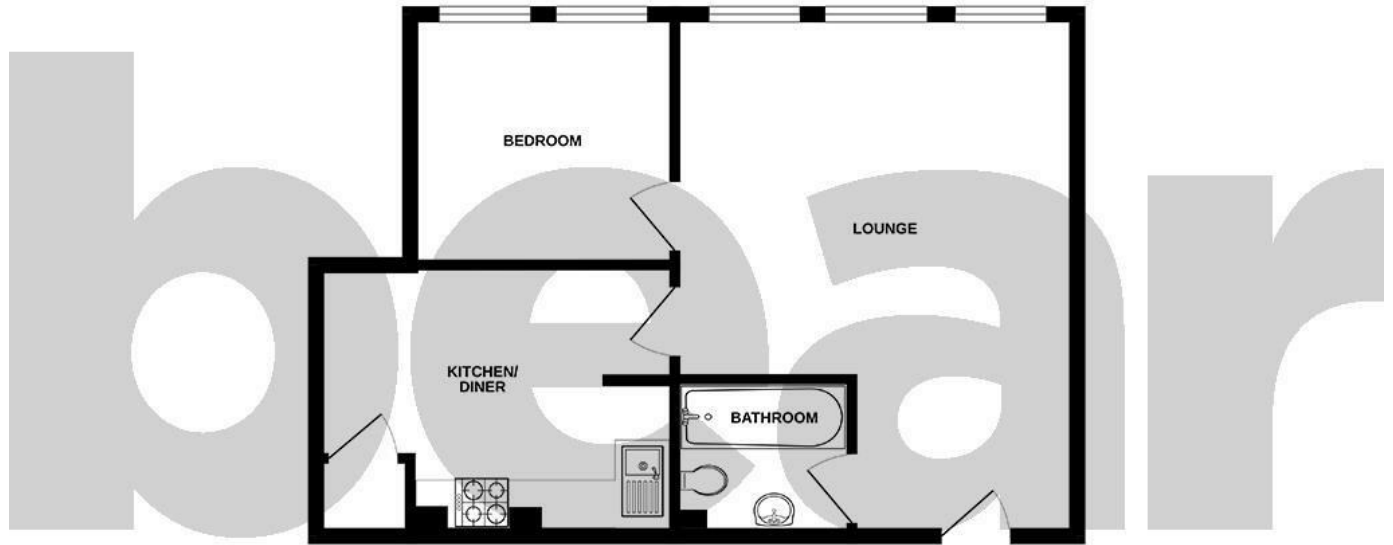
### **One Allocated Off-Street parking Space**

# Southend-on-Sea



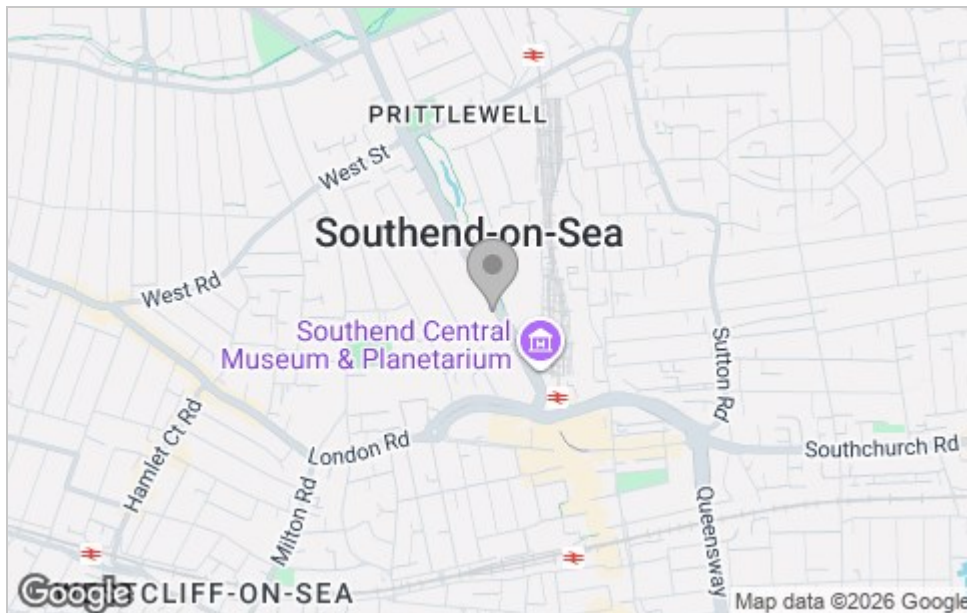
## Floor Plan

45.3 sq.m. (487 sq.ft.) approx.



TOTAL FLOOR AREA: 45.3 sq.m. (487 sq.ft.) approx.  
 While 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 not 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



## 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

