

Ist Call

SALES AND LETTINGS



Riviera Drive, Southend-On-Sea, SS1 2QT

£275,000 - Leasehold - Share of Freehold

**** Character, Style & Lifestyle – A Stunning Ground Floor Apartment with Exceptional Garden Room ****

Beautifully blending character and contemporary style, this exceptional one-bedroom ground floor apartment offers far more than first meets the eye. Retaining a wealth of original features including stripped wooden floorboards, fireplaces and elegant bay window, the property has been sympathetically modernised throughout, centred around a stunning open-plan kitchen/breakfast room with a vaulted ceiling and large skylight. Outside, the secluded landscaped rear garden provides a true entertaining space, complete with an impressive garden room incorporating a bar, summerhouse and offering versatile home office or gym potential. The front garden also belongs to the flat and could be enjoyed as additional outdoor space or offers potential for off-street parking (subject to the necessary consents). Further enhancing its appeal, the property benefits from a 50% share of the freehold together with an exceptionally long lease of approximately 192 years remaining, providing peace of mind and long-term security. Ideally positioned within easy reach of Southchurch Park, the seafront, Southend East rail station and the city centre, this is a truly unique home that simply must be viewed to be fully appreciated.

Accommodation Comprising

Own front door leading to...

Entrance Hall



Radiator, range of fitted under-stairs storage cupboards, original stripped and varnished wooden floorboards, picture rail, smooth plastered coved ceiling, doors off to...



Lounge 18'10" x 14'3" (5.746 x 4.355)



Large double glazed bay window to front with coloured lead lights over, radiator, feature brick fireplace with tiled hearth and wooden mantle, original stripped and varnished wooden floor boards, wood panelling to walls, picture rail, smooth plastered coved ceiling with ceiling rose...



Bedroom 13'3" x 10'7" (4.053 x 3.230)



Double glazed window to rear, radiator, feature cast iron fireplace with tiled inserts, original stripped and varnished wooden floor boards, picture rail, smooth plastered coved ceiling...



Kitchen/ Breakfast Room 18'5" x 9'8" (5.633 x 2.970)

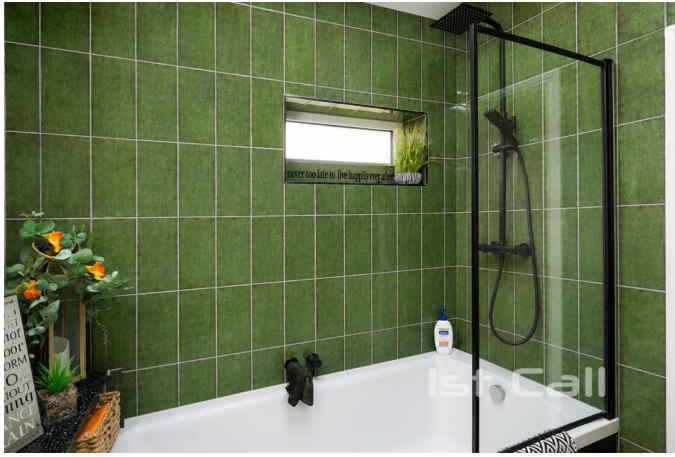


Bathroom 6'7" x 6'4" (2.028 x 1.950)

Beautifully appointed with dining area, comprehensive range of fitted base units with complementing working surfaces over, inset sink unit with mixer tap, integrated electric hob with oven below and extractor hood over, integrated fridge/freezer and washing machine, matching range of wall mounted units, tiled splashbacks, vertical radiator, large skylight window, double glazed window to rear and french doors to side, door to...



Beautifully appointed fully tiled bathroom with large double glazed skylight window, modern white suite comprising panelled bath with shower unit over and glazed shower screen, vanity wash hand basin and low level W.C., range of fitted storage, heated towel rail, obscure double glazed windows to side and rear...



Externally

Front Garden



Own front garden, mostly laid to lawn with established flower/ shrub borders, offering potential for off street parking subject to the necessary planning consents being sought and granted...

Rear Garden

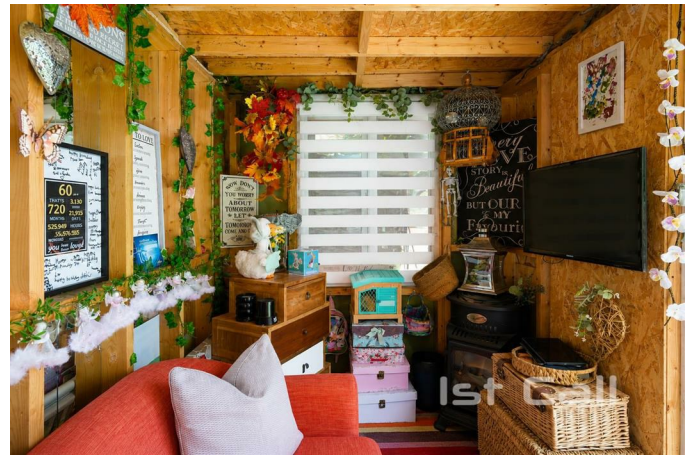
Own private rear garden, very secluded and comprising large composite decked patio area, remainder laid with artificial lawn...



Garden Room



With twin sets of french doors, power & light connected. Part of it currently utilised as a bar and opening into further summerhouse, would suit a variety of uses including a home office, gym etc.



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

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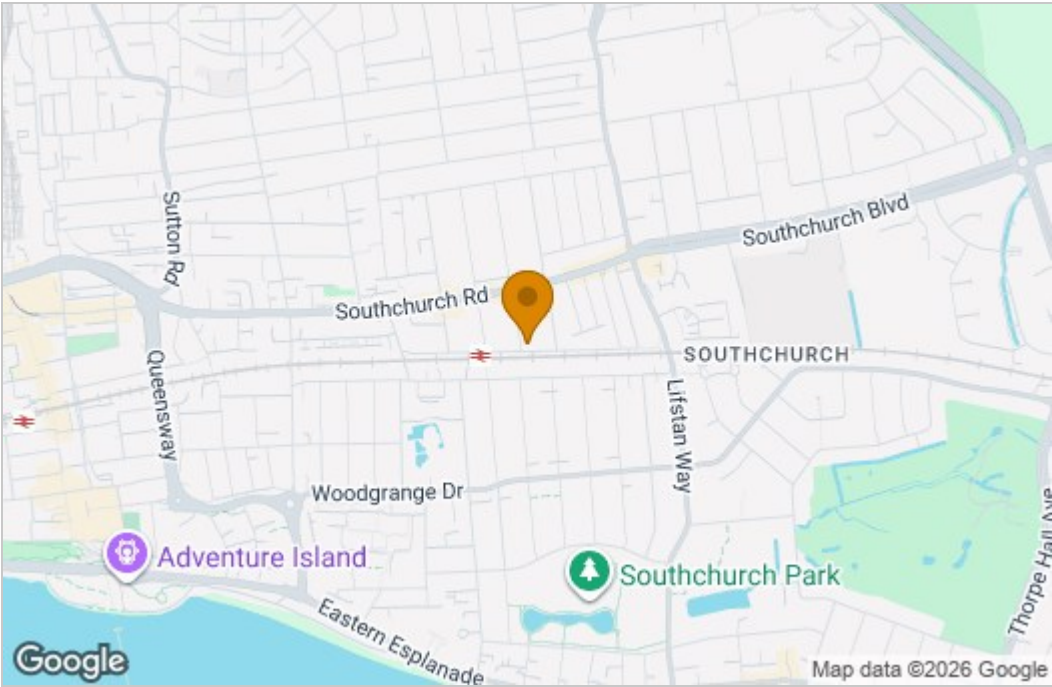
Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

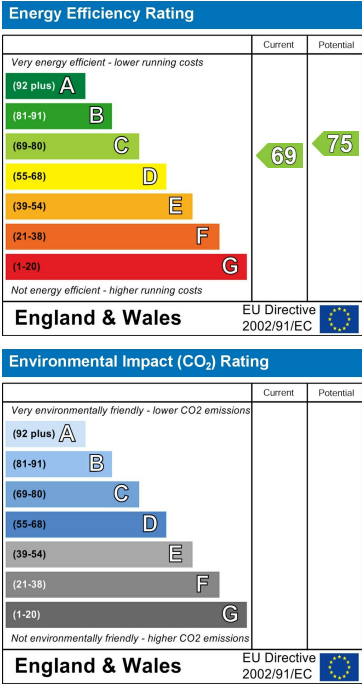


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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