

One Bedroom First Floor Flat For Sale - **£100,000**

Station Road, Southend-On-Sea SS1 3EP



KEY FEATURES

- **Spacious, One Bedroom Flat**
- **Modern Shower Room**
- **Access to Communal Areas**
- **Off Street Parking**
- **Thriving Communal Gardens**
- **Within A Highly Sought After Area**
- **Local to Popular Transport Links and Thorpe Bay Broadway**
- **No Onward Chain**
- **Viewings Available Now!**

Description

Rare Opportunity! Stunning Retirement Property! No Onward Chain! Quietly situated, overlooking picturesque communal gardens from both the lounge and kitchen, this freshly decorated, newly carpeted first floor retirement apartment faces rearwards in the sought after Burges Court. Located minutes from Thorpe Bay Broadway, with its pleasing range of shops, restaurants and transport links, this property offers comfortable living, with sunny days down at the beach less than a mile away! Burges Court incorporates lift access to all floors, a communal lounge with kitchen area and door giving direct access to the gardens, laundry room, guest suite, car parking, and is maintained throughout to an excellent standard. A lovely example of its kind that merits an early viewing.

Accommodation

Communal Entrance

Within the communal area of the block, you will find access to the communal lounge spaces, the well maintained gardens as well as the laundry room. There is both elevator and stair access to the first floor.

Private Entrance Hallway 6' 10" x 7' 7" (2.08m x 2.31m)

Accessed via a private front door, you are welcomed into the entrance hallway. Finished with carpet flooring and painted walls, this space benefits from a built in storage cupboard as well as a wall mounted phone entry system. There are further doors leading to the bedroom, shower room and lounge.

Lounge 17' 8" x 10' 8" (5.38m x 3.25m)

Accessed via the entrance hallway, there is a spacious lounge. Featuring a decorative, electric fireplace, this space is complete with a double glazed window towards the rear elevation of the property. Finished with carpet flooring, painted walls and a fitted electric heater, there are further doors that lead into the kitchen.

Kitchen 7' 7" x 5' 9" (2.31m x 1.75m)

Accessed via the lounge, there is a kitchen. Designed for convenient living, this space is comprised of low level and eye level storage units. With a double glazed window towards the rear elevation of the property, this kitchen offers stunning views of the scenic gardens as well as an inset sink, a hob, an overhead extractor, a raised oven and plumbing access for a washing machine. This space is complete with wood effect flooring and splashback wall tiling.

Bedroom 13' 9" x 9' 2" (4.19m x 2.79m)

Accessed via the entrance hallway, there is a double bedroom. With a window towards the rear elevation, this space boasts scenic views of the gardens as well as ample natural light. Benefiting from a built in storage unit, this space is complete with an electric heater. Finished with carpet flooring and painted walls.

Shower Room 6' 8" x 5' 5" (2.03m x 1.65m)

Accessed via the entrance hallway, there is a modern shower room. Comprised of a shower, a low level W/C and a wash hand basin with vanity unit, this space is finished with tiled flooring as well as tiled walls. Added benefits include a fitted extractor as well as a heated towel rail.

Communal Gardens

Stunning communal gardens with peaceful seating areas and a selection of mature flowerbeds, trees, shrubs and lawns.

Off Street Parking

There is access to a communal car park to the rear of the development.

Communal Facilities

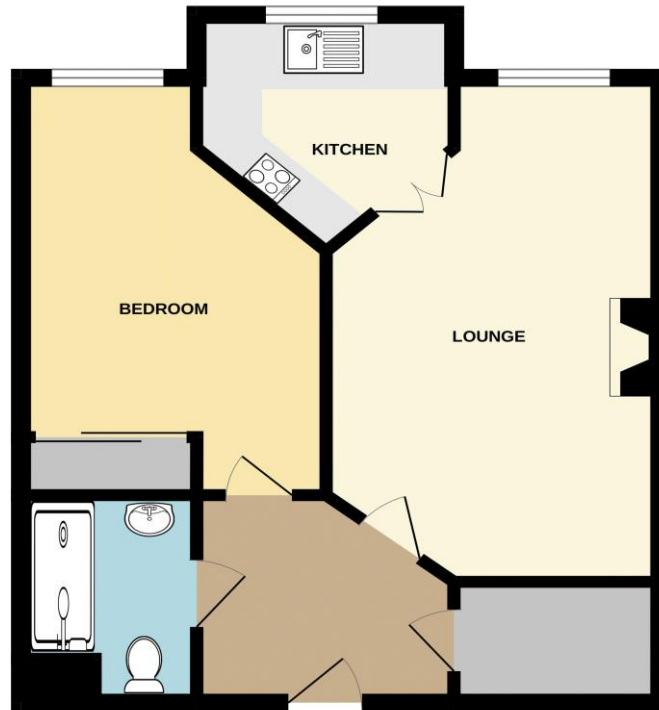
The development has a welcoming communal lounge. Communal laundry and House Manager.





Floorplan

FIRST FLOOR FLAT



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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EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **C**
 EPC rating for this property is: **B**
 Tenure of the property is: **Leasehold**

If **Leasehold**, the remaining lease term is approximately: 94 years.
 For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.