



Forge Way | | Southend-on-Sea | SS1 2ZS

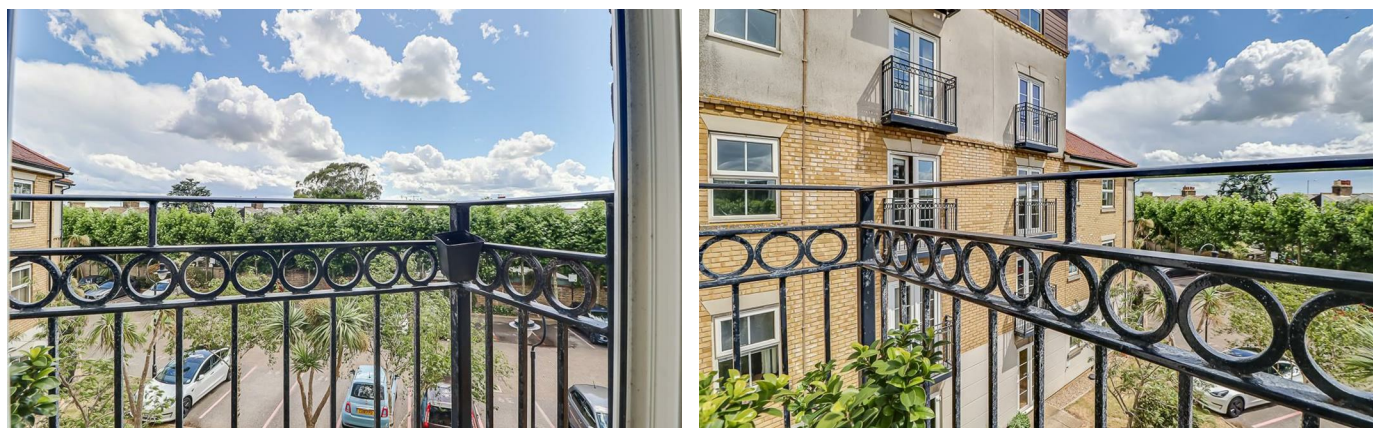
£200,000

**bear**  
*Estate Agents*

**Forge Way |  
Southend-on-Sea | SS1 2ZS  
£200,000**

\* No Onward Chain \* This well-presented second floor flat offers a bright lounge with a private balcony, two double bedrooms and two bathrooms, all positioned moments from the seafront and excellent local amenities.

- Second Floor Flat with No Onward Chain
- Private Balcony
- Large Master Bedroom with an Ensuite
- Three Piece Bathroom
- Electric Heating
- Spacious Lounge
- Fully Fitted Kitchen
- Second Double Bedroom
- Double Glazing
- Prime Seafront Location





Situated on the second floor of the popular Audley Court development, this spacious flat welcomes you with a central entrance hall leading to all rooms. The lounge enjoys direct access to a private balcony, as well as a fully fitted kitchen. The accommodation also includes a generous master bedroom complete with an ensuite shower room, alongside a further double bedroom and a well-appointed three piece bathroom. The property benefits from double glazing and electric heating throughout.

Perfectly placed on Forge Way, this flat offers a superb seafront location with Southchurch Park, local amenities and the High Street all within easy reach. Southend East Train Station is close by, providing convenient links for commuters. An excellent position for those seeking lifestyle, leisure and convenience.

## Two Bedroom Second Floor Flat

### Entrance Hall

### Lounge

19'3 x 10'3 (5.87m x 3.12m)

### Balcony

### Kitchen

10'4 x 7'1 (3.15m x 2.16m)

### Bedroom One

14'6 x 8'11 (4.42m x 2.72m)

### Ensuite

6'9 x 5'8 (2.06m x 1.73m)

### Bedroom Two

14'8 x 7'1 (4.47m x 2.16m)

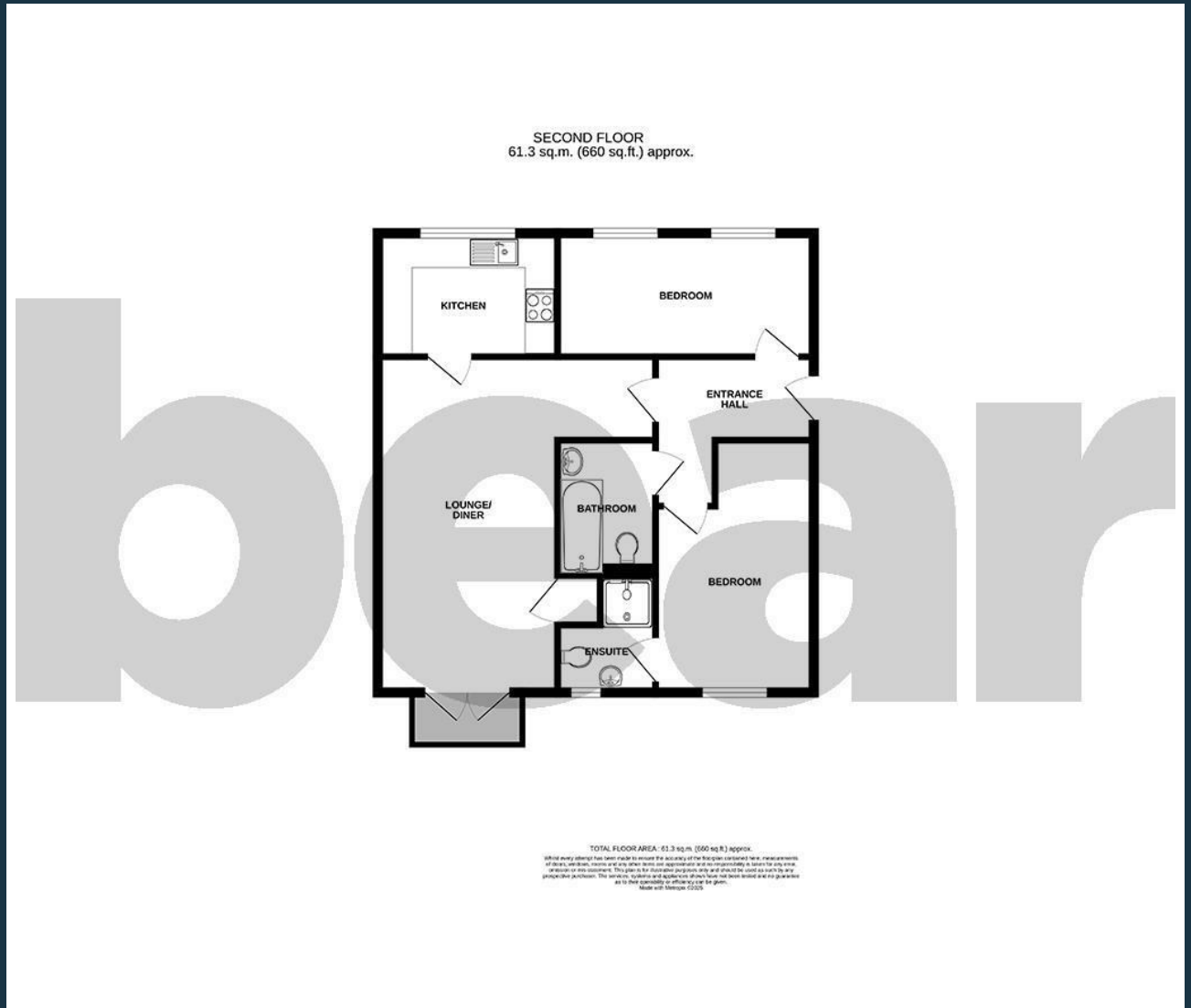
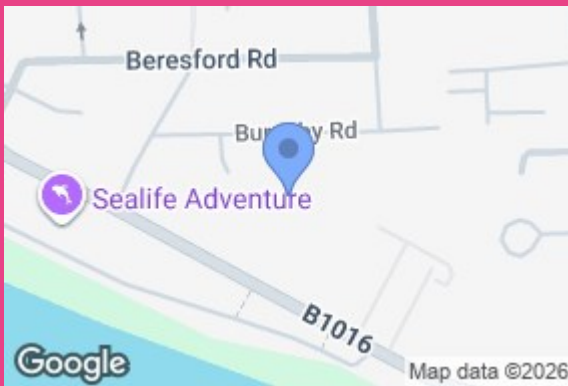


## Three Piece Bathroom

7'10 x 5'4 (2.39m x 1.63m)

This property is being marketed for sale on behalf of the Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**204 Woodgrange Drive**  
**Southend-on-Sea**  
**Essex**  
**SS1 2SJ**  
**01702 811211**  
**info@bearestateagents.co.uk**  
**https://www.bearestateagents.co.uk**