



Brown & Brand

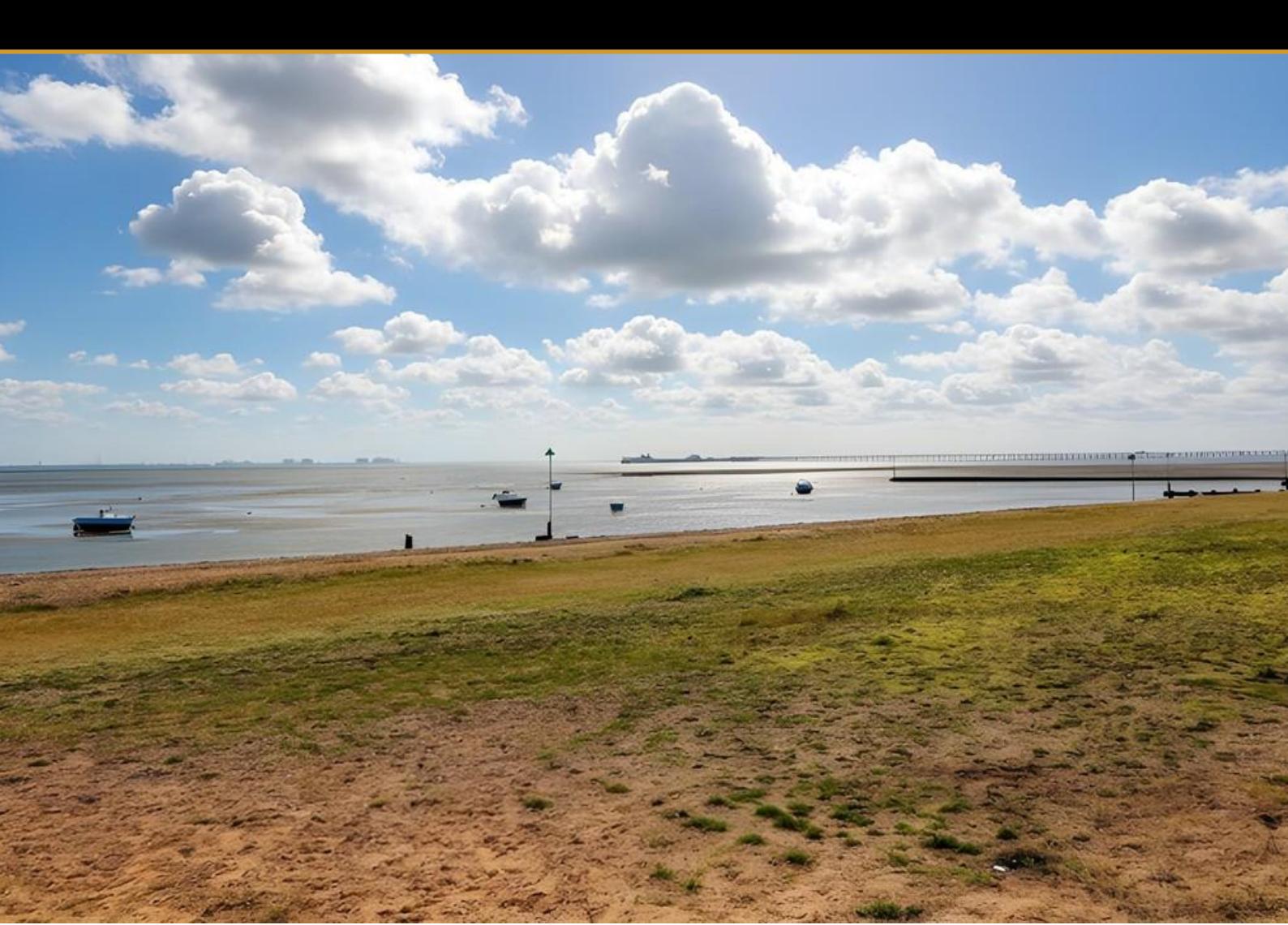


**Eastern Esplanade**  
Southend-on-Sea, SS1 3AD

- Two Bedroom First floor seafront apartment
- No Onward Chain
- Walking Distance Of Local Amenities & Public Transport Links
- Main Bedroom With En-Suite

**Guide Price £325,000 to £350,000**





## Property Description

GUIDE PRICE - £325,000 - £350,000

Brown and Brand are delighted to offer for sale this spacious first-floor seafront apartment with no onward chain. The property enjoys estuary views from the south-facing balcony and comprises two double bedrooms, one with an en-suite, alongside a large open-plan lounge/dining area that opens onto the private balcony, offering space for a table and chairs. Additional features include a three-piece bathroom, kitchen, allocated parking to the rear, and a private garage. This popular development is conveniently located within walking distance of local amenities and public transport links.





## COMMUNAL ENTRANCE HALL

Security entry phone system, stairs and lift to all floors.

## ENTRANCE HALLWAY

Wooden entrance door, radiator, and wall-mounted entry phone system. Airing cupboard containing hot water cylinder with fitted immersion heater. Additional storage cupboard housing the electrical consumer unit (fuseboard). Textured ceiling with coving and fitted carpet throughout. Doors providing access to:

## OPEN PLAN LOUNGE/DINING AREA

24' 9" x 17' 10" (7.54m x 5.44m) Double-glazed window to the front elevation and double-glazed patio doors opening onto a south-facing balcony, fitted with newly installed vertical blinds, enjoying estuary and excellent sea views. Decorative fireplace with mantel over. Radiators. Fitted carpet. Textured ceiling with coving, pendant light fittings, and wall light points.

## KITCHEN

14' 8" x 7' 7" (4.47m x 2.31m) The kitchen is fitted with a modern range of wall and base level units, complemented by wood-effect work surfaces incorporating an inset sink with mixer tap. Inset four-ring gas hob with extractor hood above and tiled splashback. Integrated oven. Space and plumbing for a washing machine and space for a freestanding fridge-freezer. Floor-standing gas central heating boiler. Serving hatch to the lounge/diner. Double-glazed window to the rear aspect.

## BATHROOM

Bathroom fitted with a white suite comprising a panelled bath with shower attachment over, low-level WC, and pedestal wash hand basin. Radiator, shaver point, and extractor fan. Fully tiled walls and textured ceiling. Tile-effect cushion flooring.

## BEDROOM ONE

13' 9" x 10' 2" (4.19m x 3.1m) Double-glazed window to the rear elevation. Radiator. Textured ceiling with coving and pendant light fitting. Fitted carpet. Door providing access to:

## EN-SUITE SHOWER ROOM

Obscure double-glazed window to the rear elevation. Bathroom fitted with a white suite comprising a shower cubicle with fully tiled walls, low-level WC, vanity unit with cupboard under, and bidet. Half-tiled walls. Smooth plastered ceiling with inset spotlights.

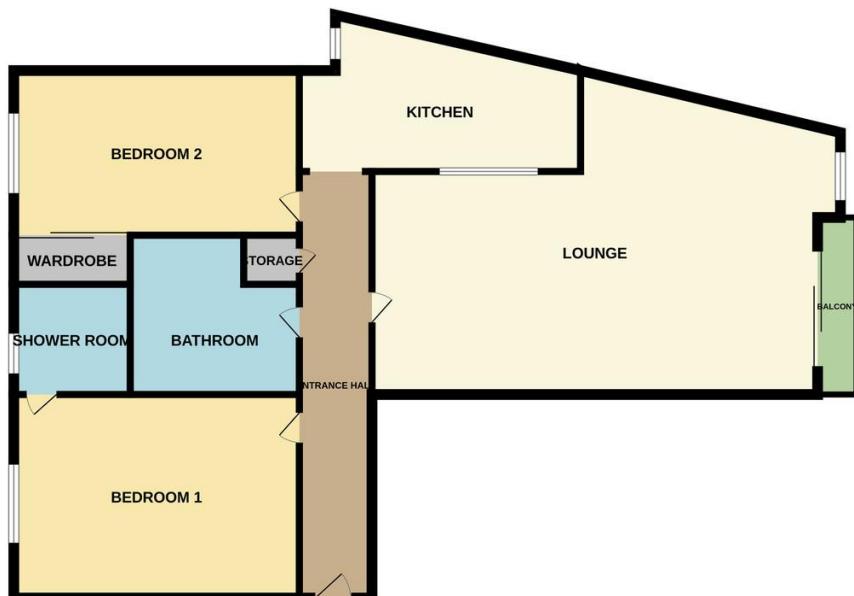
## BEDROOM TWO

14' x 8' 8" (4.27m x 2.64m) Double-glazed window to the rear elevation. Radiator. Textured ceiling with coving and pendant light fitting. Fitted carpet. Built-in wardrobes with mirrored sliding doors.





GROUND FLOOR



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 inaccuracy. 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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## COMMUNAL AREA & PARKING

Set to the rear of the development is an extensive roof terrace/garden with seating areas accessed via first floor. Refuse store at ground level. For convenience there is a waste chute on the 1st floor for everyday rubbish. Residents allocated and visitor parking.

## GARAGE

Garage in block with an electric up and over door.

## MATERIAL INFORMATION

Lease - 149 years remaining

Service Charge - £2,760.10 inclusive of water rates

Ground Rent - Nil

### Energy performance certificate (EPC)

Flat 5 Faversham Lodge 203-206 EAST END QUAY SOUTHEND-ON-SEA SS1 3AD	Energy rating <b>C</b>	Valid until 15 April 2035
Certificate number: 9163-3049-7204-3545-3200		

Property type

Mid-floor flat

Total floor area

82 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-tenant-property-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-tenant-property-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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