



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Chichester Road, Southend-On-Sea



Morgan Brookes believes - This modern studio apartment offers a stylish kitchen, a spacious living/bedroom area, a fitted bathroom, and the added benefit of allocated parking for one vehicle. Ideally located in a convenient area surrounded by a variety of fantastic shops, bars, and restaurants, this property is expected to be in high demand and will not be available for long.

Key Features

- Available Immediately.
- Spacious Living/Bed Room.
- Modern Kitchen.
- Large Balcony.
- Parking For One.
- Central Southend-on-Sea Location.
- Proximity To Seafront & Amenities.
- Household Income: £19,400.00+ Per Annum Required For Affordability

**Monthly Rental Of
£750**

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morganbrookes.co.uk

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Entrance Hallway

11' 2" x 2' 11" (3.40m x 0.89m)

Integrated storage, washing machine, carpet flooring.

Hallway

2' 10" x 2' 5" (0.86m x 0.74m)

Living / Bed Room

13' 6" x 12' 7" (4.11m x 3.83m)

Single glazed window to front aspect, single glazed panel door to front aspect, integrated storage, electric heater, carpet flooring.

Kitchen

6' 6" x 5' 5" (1.98m x 1.65m)

Single glazed window to front aspect, a range of base & wall mounted units, roll top worksurfaces incorporating stainless steel sink & drainer, four point electric hob, oven incorporating extractor fan over, water heater under sink, tiled flooring.

Bathroom

7' 9" x 6' 3" (2.36m x 1.90m)

Shower cubicle incorporating raised shower system, wash hand basin, heated towel rail, low level W/C.

Additional Information

Rent: £750.00 PCM

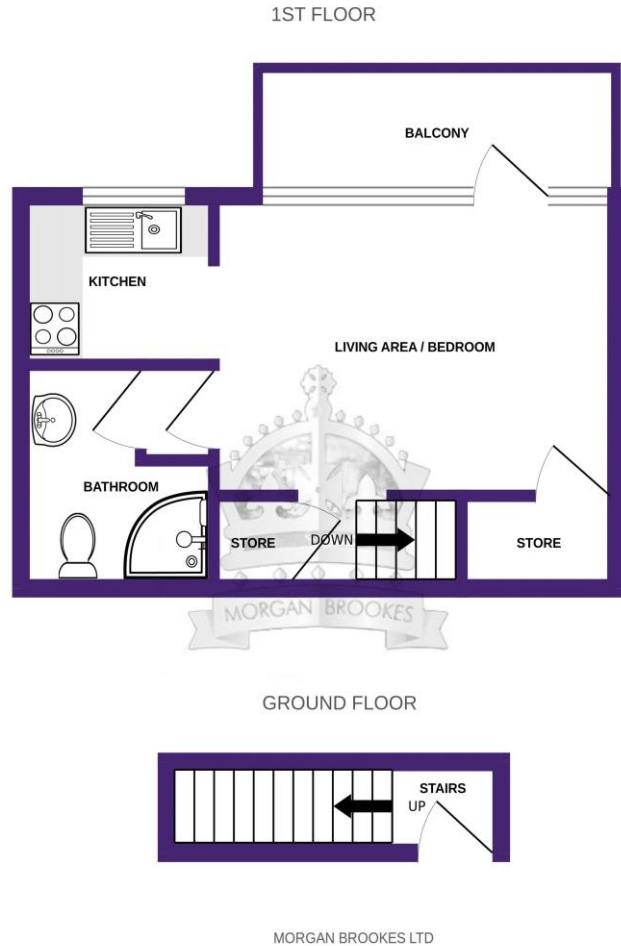
Deposit: £865.38

Holding Deposit: £173.08

Tenancy Length: Minimum 6 Months

EPC Rating: E

Available: From April



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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Local Authority Information
Southend-on-Sea City Council
Council Tax Band: A

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.