

# 31A CENTRAL AVENUE, SOUTHEND-ON-SEA, SS2 5HR

£600 PCM

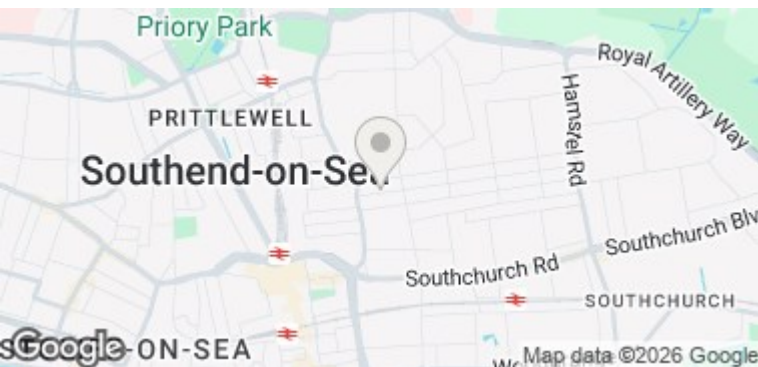


Gateway are thrilled to market this well-presented two-bedroom flat, ideally situated in the heart of Southend-on-Sea, Essex.

This property offers a well-balanced layout, featuring a spacious living room, fitted kitchen, two generously sized bedrooms, and a family bathroom. The property provides a comfortable living space, making it an ideal choice for first-time buyers, investors, or those looking to downsize.

Conveniently located, the property is within easy access of Southend town centre, offering a wide selection of shops, restaurants, and leisure facilities. Excellent transport links are nearby, along with the seafront, allowing you to enjoy all the benefits of coastal living.

Contact Gateway today to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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