



\*\*GUIDE PRICE - £270,000 -£290,000\*\* No Onward Chain \* This spacious maisonette located on the second and third floors, offers versatile living across two floors, with sea views from the master bedroom and a convenient central Southend-on-Sea location. The property features three bedrooms, a generous lounge, kitchen, and ample storage, alongside communal off-street parking. Ideally positioned just moments from the city centre, seafront, transport links and schools, this home is perfect for commuters, small families, or investors.

- Spacious Maisonette Set Over Two Floors
- Bright Lounge
- Versatile Third Bedroom/Dining Room
- Master Bedroom with Sea Views and Skylight
- Three Piece Bathroom Suite and an Ensuite
- Central Southend-on-Sea Location
- Fitted Kitchen
- Ground Floor WC and Storage
- Second Double Bedroom with Skylight
- Secure, Communal Off-Street Parking

## Marks Court

Southend-on-Sea

**£270,000**

Offers Over



# Marks Court



The accommodation begins with an entrance hall providing access to a bright lounge and a separate kitchen. There is also a versatile third bedroom that can alternatively be used as a dining room, along with a convenient ground floor WC and built-in storage. Upstairs, the master bedroom benefits from an ensuite, a skylight and a window with beautiful sea views, while the second double bedroom also features a skylight for added natural light. A three-piece bathroom and further storage complete the upper level. Externally, the property offers communal off-street parking, and further benefits include single glazing and electric heating. This well-proportioned home provides fantastic potential in a highly accessible city location.

Situated in the centre of Southend-on-Sea, this property enjoys easy access to everything the city has to offer. The bustling city centre is just minutes away, offering a variety of shops, restaurants, and cafés, while the seafront provides a relaxing escape nearby. Excellent transport connections include bus routes and major train lines with direct access into London. The property also falls within catchment of Porters Grange Primary School and Nursery and Southchurch High School, making it ideal for families and commuters alike.

## Versatile Two/Three Bedroom Maisonette

### **Entrance Hall**

12'3 x 6'5

### **Lounge**

19'6 x 12'2

### **Kitchen**

12'10 x 8'6

### **Bedroom Three/Dining Room**

12'10 x 7'7

### **WC**

5'11 x 4'2

### **Landing**

### **Bedroom One**

18'8 x 12'2

### **Ensuite**

5'8 x 5'5

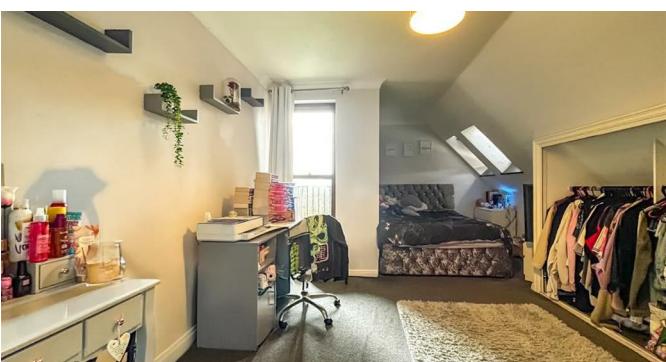
### **Bedroom Two**

13'5 x 12'2

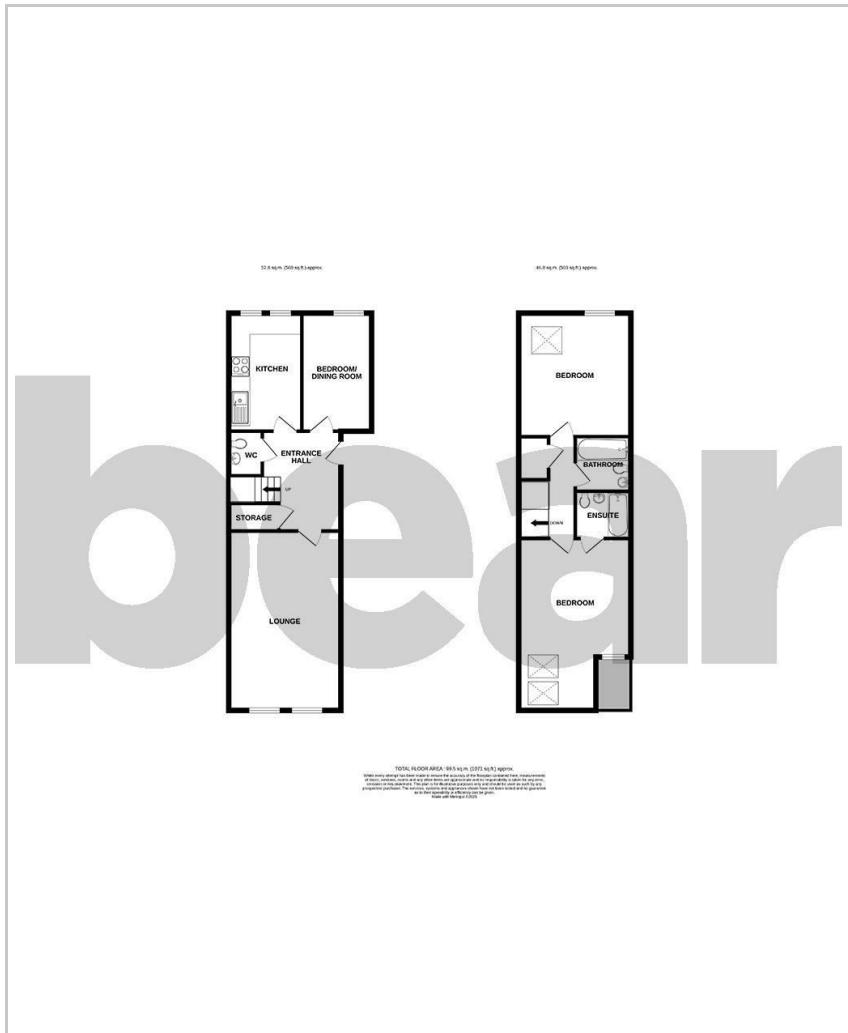
### **Bathroom**

5'9 x 5'5

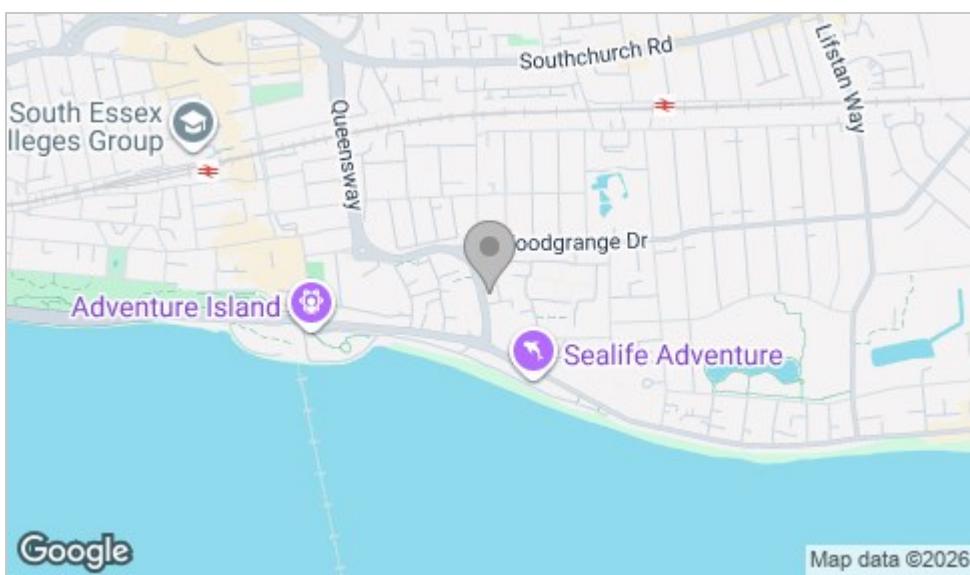
### **Communal Off-Street Parking**



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales 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		
EU Directive 2002/91/EC		
England & Wales		

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