



1 Bedroom Flat

Christchurch Road, Southend-on-Sea, SS2 4JN

£170,000



- One Bedroom Ground Floor Flat
- Own Rear Garden
- En-Suite Shower Room / W.C
- Modern Throughout
- Close to City Centre
- Viewing Advised



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Presenting this modern and well-presented one-bedroom ground floor flat, perfectly situated in the desirable area of Southend. Designed for comfortable and contemporary living, this property is an excellent choice for first-time buyers.

The flat boasts a spacious open-plan lounge and kitchen, creating a welcoming and stylish space ideal for relaxing or entertaining guests. The bedroom comes complete with a sleek three-piece ensuite bathroom, offering both privacy and convenience. Additional benefits include your very own low maintenance rear garden, providing a perfect spot for outdoor dining or unwinding after a busy day.

Set in a fantastic location, the property is conveniently close to Southend's vibrant town centre, offering a vast selection of shops, restaurants, and leisure facilities. Excellent transport links are within easy reach, with nearby train stations and bus routes ensuring swift connections for commuting or weekend escapes.

Don't miss the opportunity to view this beautifully modern ground floor flat. Arrange your viewing today and discover the full potential of this delightful home.

Property Description

Ground Floor

Entrance - Access via uPVC double glazed door into the communal entrance, part obscure glazed wooden door to

Hallway - Smooth plastered ceiling, coving, wall mounted radiator cover, wood effect laminate flooring. Built in understairs storage cupboard, transom window into lounge. Door to

Spacious Open Plan Lounge - 16' 4" x 10' 8" (4.99m x 3.26m) uPVC double glazed window to rear, smooth coved ceiling, radiator, focal point feature fireplace, wooden fixed mantelpiece, build in cupboard housing the boiler. uPVC double glazed half panelled door to rear garden.

Kitchen - 9' 4" x 6' 7" (2.85m x 2.02m) uPVC double glazed window to rear, smooth plastered ceiling, coving, range of wall mounted units, stainless steel inset sink, round edge worktops, tiled splash back, floor standing units, spaces for appliances, tiled floor.

Bedroom - 11' 11" x 10' 8" (3.64m x 3.26m) uPVC double glazed bay window to the front, smooth plastered ceiling, radiator, wood effect laminate flooring. Door to

En-Suite Shower Room / W/C - 11' 1" x 4' 1" (3.39m x 1.26m) Smooth plastered ceiling with spotlights, modern three piece bathroom suite, raised walk in shower cubicle, wall mounted vanity basin unit with mixer tap with a mirrored wall mount unit over, push button flush W/C, heated towel rail, tiled flooring.

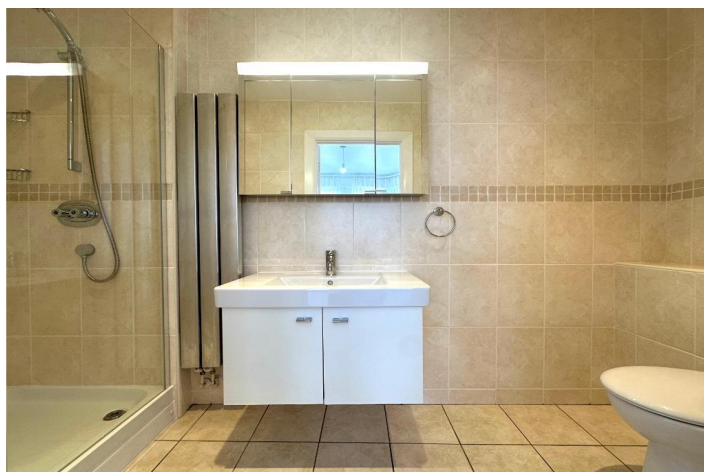
Exterior

Garden - Concrete patio area to the immediate rear, remainder is laid to lawn with wooden planters and panel fencing to boundaries, shed.

Lease Information - We have been advised of the following lease information:

Lease Remaining 80 years

Ground Rent: £100pa / Nil Service Charge

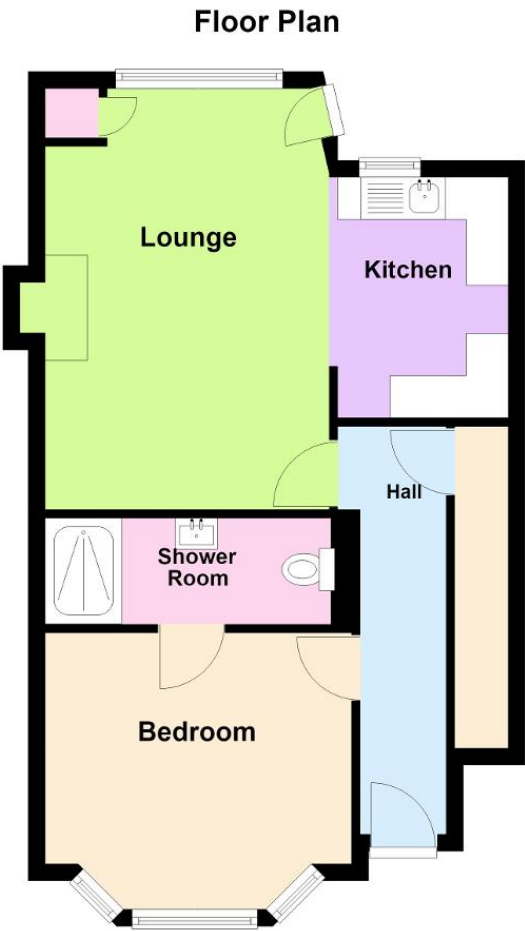


Agents Note - Important Notice: To help viewers visualise the space, all or selected photos within this marketing material have been assisted by AI technology (e.g., virtual furniture staging, sky enhancement, decluttering but not limited to these examples). These images are for illustrative purposes only and should not be relied upon as an exact representation of the property's current state. Buyers are advised to verify all details during a physical viewing





Floorplan(s)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.