



* Guide Price - £190,000 - £200,000 *

Bear Estate Agents are delighted to offer this two bedroom second floor apartment, boasting a private balcony, two bathrooms and allocated off-street parking. Positioned in a central Southend-on-Sea location, close to excellent amenities and major travel links.

- Two Bedroom Second Floor Apartment
- Private Balcony
- Second Double Bedroom with Built-In Storage
- Entrance Hall with Storage
- Double Glazing and Electric Heating
- Open Plan Kitchen/Living Room
- Master Bedroom with Ensuite and Built-In Wardrobes
- Three Piece Bathroom Suite
- One Allocated Off-Street Parking Space
- Prime Location Close to Train Links, Amenities and Schools

Guildford Road

Southend-on-Sea

£190,000

Price Guide



Guildford Road



Internally, this well-presented apartment offers a spacious open plan kitchen/living room, which leads directly to a private balcony—ideal for relaxing or entertaining. The property benefits from a master bedroom with built-in wardrobes and a convenient ensuite shower room, along with a generous second double bedroom also offering built-in storage. A well presented three piece bathroom suite, entrance hall storage, double glazing and electric heating complete the accommodation. Further advantages include one allocated off-street parking space, secure entry and a well-maintained communal environment.

Located within Royal Court on Guildford Road, this apartment is within easy reach of a wide range of local amenities, shops, and supermarkets. Southend Victoria Train Station is just a short stroll away, offering direct links into London Liverpool Street. The property falls within catchment for both Bournemouth Park Academy and Cecil Jones Academy, making this a fantastic choice for first-time buyers, commuters or investors alike.

Two Bedroom Second Floor Flat

Entrance Hall

Kitchen/Living Room

19'5 x 17'9

Balcony

Bedroom One

14'4 x 8'7

Ensuite

6'2 x 5'4

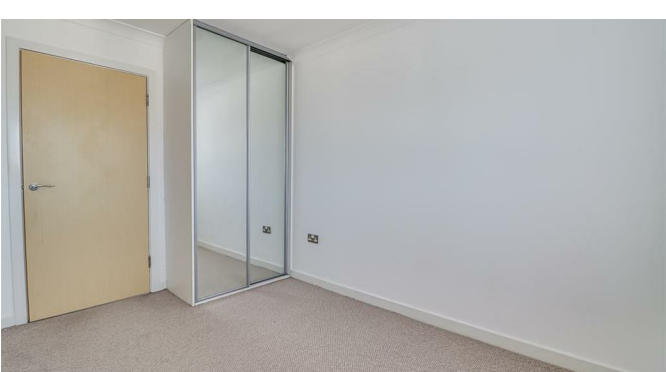
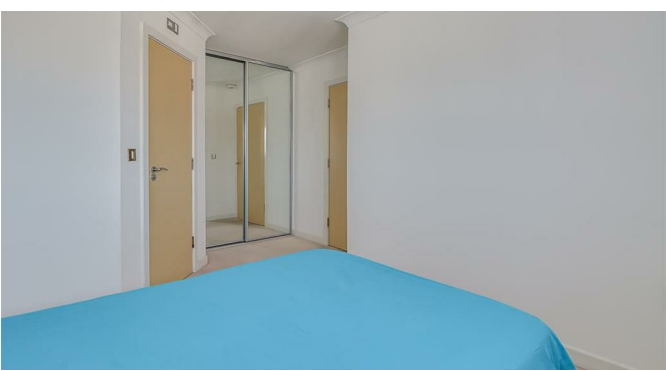
Bedroom Two

11'8 x 8'7

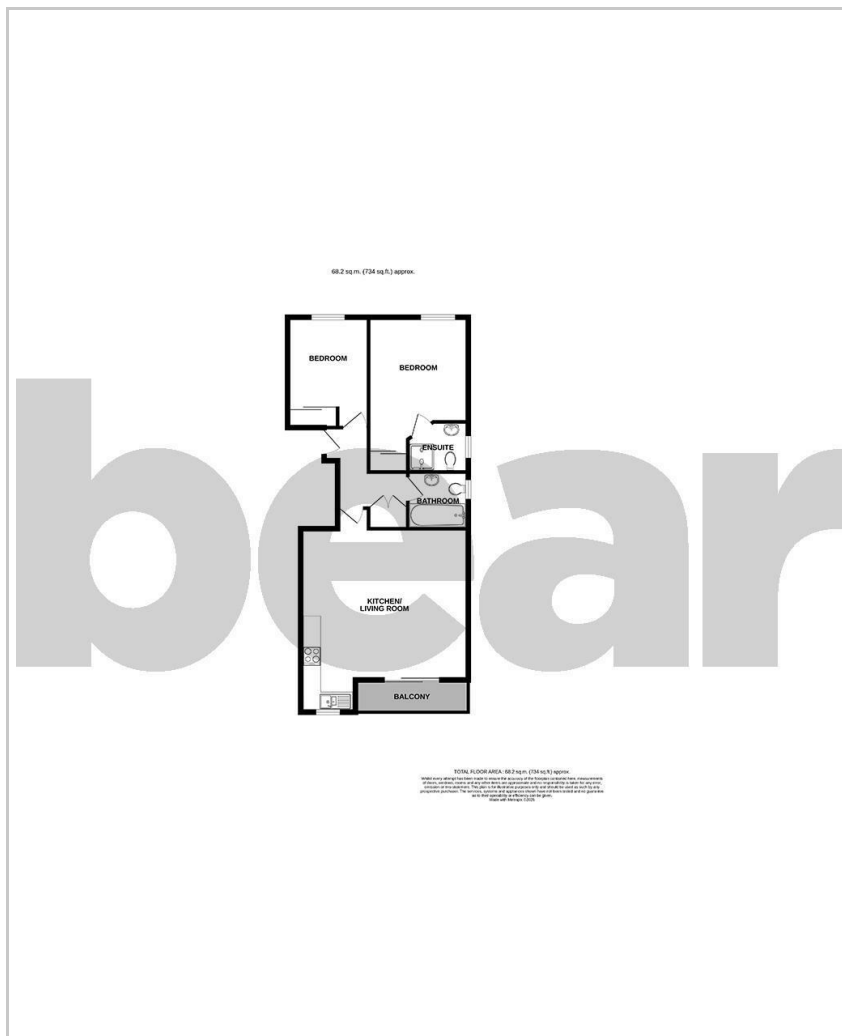
Three Piece Bathroom

6'5 x 6'0

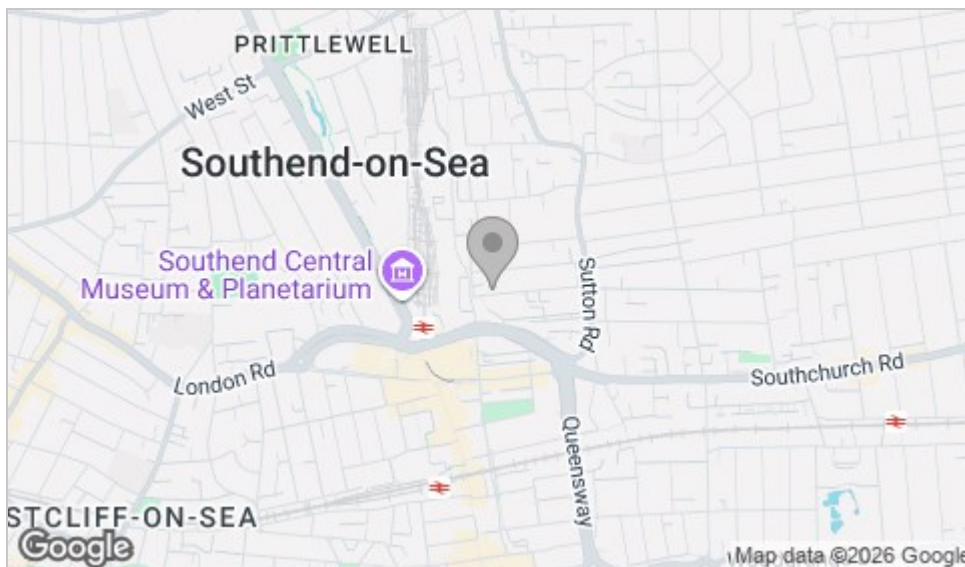
One Allocated Off-Street Parking Space



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		