1st Call
SALES AND LETTINGS









Brunswick Road, Southend On Sea, SS1 2UL

£230,000 - Leasehold

Situated in a fantastic location close to Southchurch Park, the seafront and Southend East rail station, this well-presented two-bedroom first-floor flat is offered for sale with no onward chain. A particular feature of the property is the generous west-facing private rear garden, while half of the front garden also forms part of the property and offers potential for off-street parking, subject to the necessary planning consents. Internally, the accommodation benefits from a fitted kitchen and bathroom, double glazing and gas central heating, while the property also enjoys the advantage of approximately 150 years remaining on the lease. Ideally positioned for local amenities, green spaces, the seafront and excellent transport links, this attractive flat would make an ideal first-time purchase or investment. An internal viewing is highly recommended.

Accommodation Comprising



Front door leading to communal entrance lobby with own front door to...

First Floor Landing



Staircase leading to first floor landing, obscure double glazed window to side, radiator, dado and picture rails, coved ceiling with loft access, doors off to...

Lounge 16'6 into bay x 12'4 (5.03m into bay x 3.76m)



Large double glazed bay window to front, radiator, feature fireplace with tiled inserts, coved ceiling...



Bedroom 1 13'11 x 9'5 (4.24m x 2.87m)



Double glazed window to rear, radiator, built in cupboard housing hot water cylinder, coved ceiling...

Bedroom 2 9'8 x 6'8 (2.95m x 2.03m)



Double glazed oriel bay window to front, radiator, coved ceiling...

Kitchen 10'7 x 6'10 (3.23m x 2.08m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space for gas cooker, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating boiler, tiled splashbacks, smooth plastered coved ceiling, double glazed window to rear...



Bathroom 6'10 x 6'2 plus door recess (2.08m x 1.88m plus door recess)



Suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level W.C., heated towel rail, tiled flooring and splashbacks, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

Externally

Front Garden

Own section of front garden to the right hand side of the property offering potential for off street parking subject to the necessary planning and consents being obtained...

Rear Garden

Own section of west facing rear garden accessed via gate to side of property, mostly laid to lawn with established flower/ shrub borders, two timber sheds, further large shed/ summerhouse to foot of garden...



Floor Plan



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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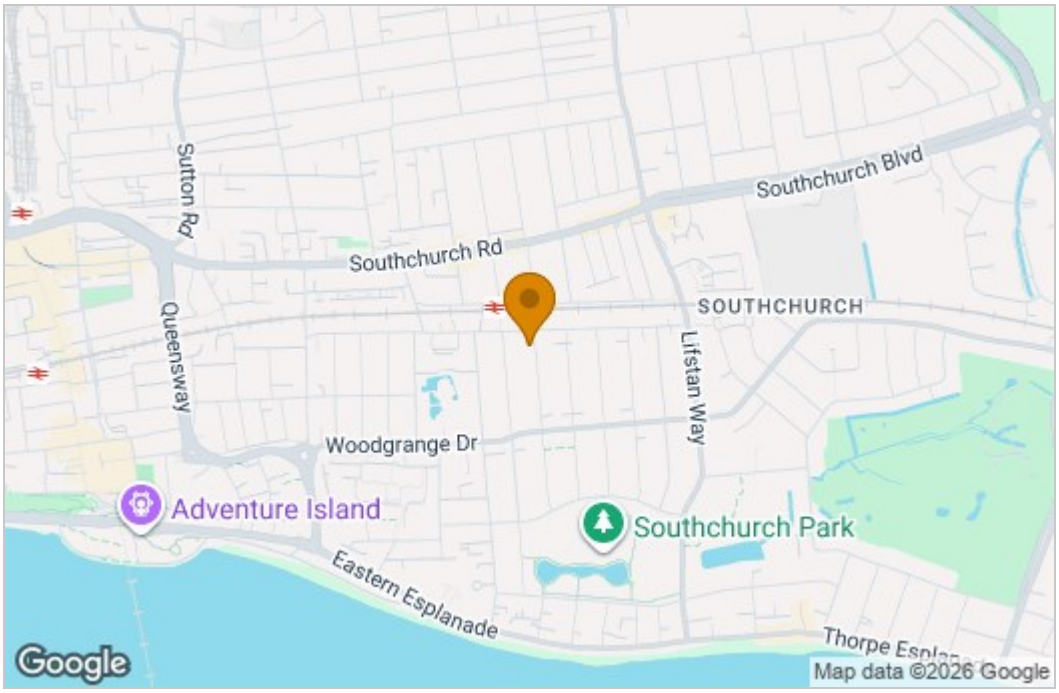
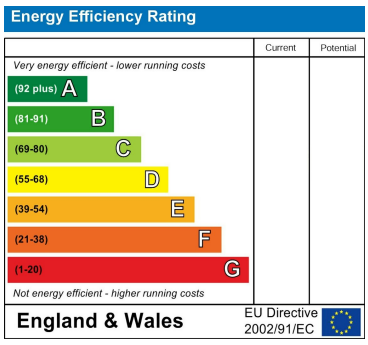
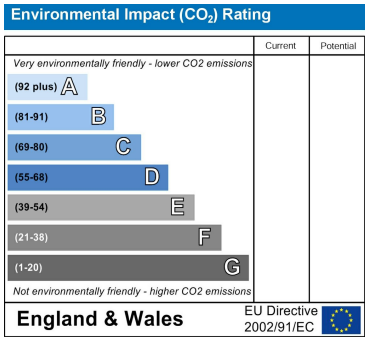
Area Map



Energy Efficiency Graph





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