



\* Guide Price - £225,000 - £235,000  
\* Share of Freehold \* Spacious one-bedroom ground floor flat offering a large garden, open plan living space, and off-street parking, all set within a sought-after Southend-on-Sea location close to the seafront.

- Share of Freehold
- One Bedroom Ground Floor Flat
- Bay Fronted Lounge with a Feature Fireplace
- Open Plan Kitchen/Diner
- Direct Access to the Rear Garden
- Large Double Bedroom
- Three Piece Shower Room with Storage
- Large Laid to Lawn Rear Garden
- Off-Street Parking to the Front
- Double Glazing and Gas Central Heating

## Victoria Road

Southend-on-Sea

**£225,000**

Price Guide



# Victoria Road



This well-proportioned ground floor flat offers comfortable and practical living throughout. The property comprises an entrance hall with access to storage, leading into a bay-fronted lounge with a feature fireplace. To the rear, a large open plan kitchen/diner provides ample space for both cooking and entertaining, with direct access to the garden. There is a good-sized double bedroom, alongside a modern three-piece shower room with built-in storage. Externally, the property boasts a large laid-to-lawn rear garden, ideal for outdoor enjoyment, as well as off-street parking to the front. Additional benefits include double glazing and gas central heating.

Situated on Victoria Road in Southend-on-Sea, the property is within walking distance of the seafront and Southchurch Park. The home is also conveniently located close to a range of local amenities, bus links, and Southend East Train Station, along with the city centre, making it ideal for commuters and those seeking coastal living.

## One Bedroom Ground Floor Flat

### Entrance Hall

12'9 x 4'3 > 2'6

### Lounge

15'2 x 11'3

### Kitchen/Diner

15'3 x 7'4

### Bedroom

11'10 x 9'5

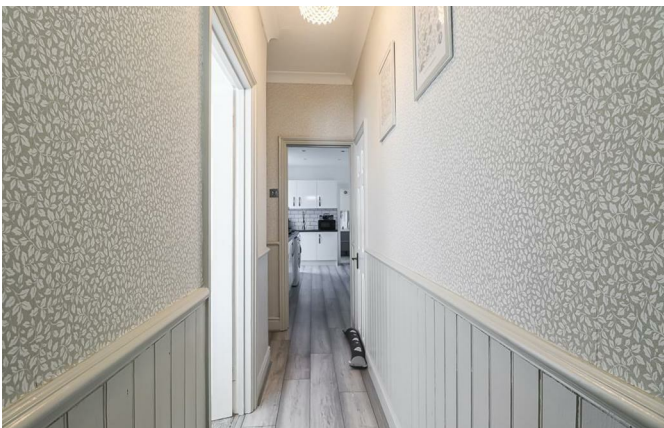
### Three Piece Shower Room

7'4 x 5'5

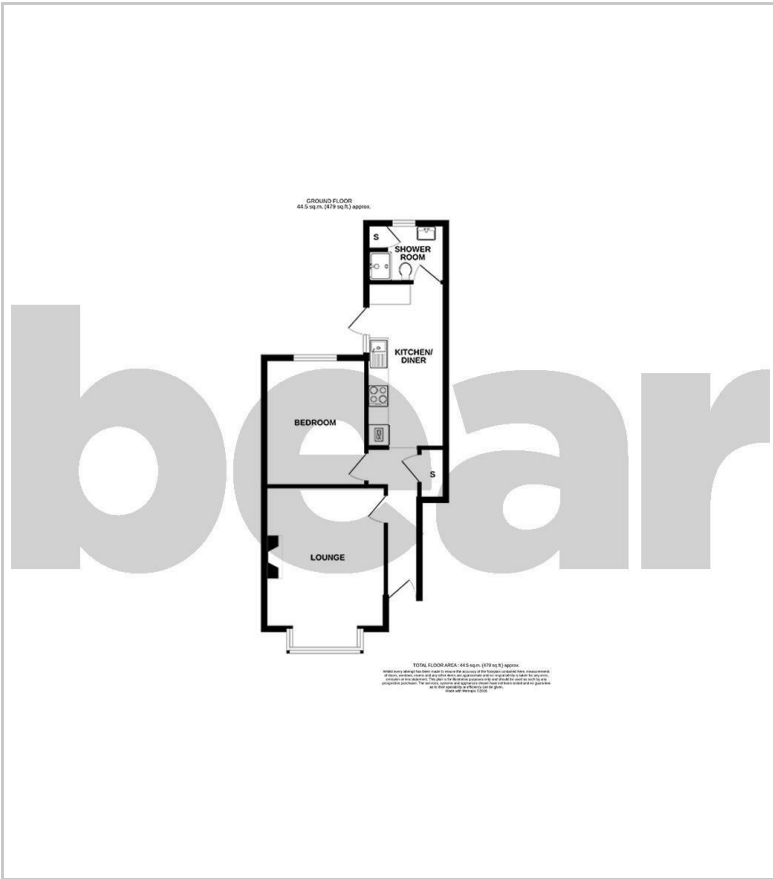
### Storage

### Garden

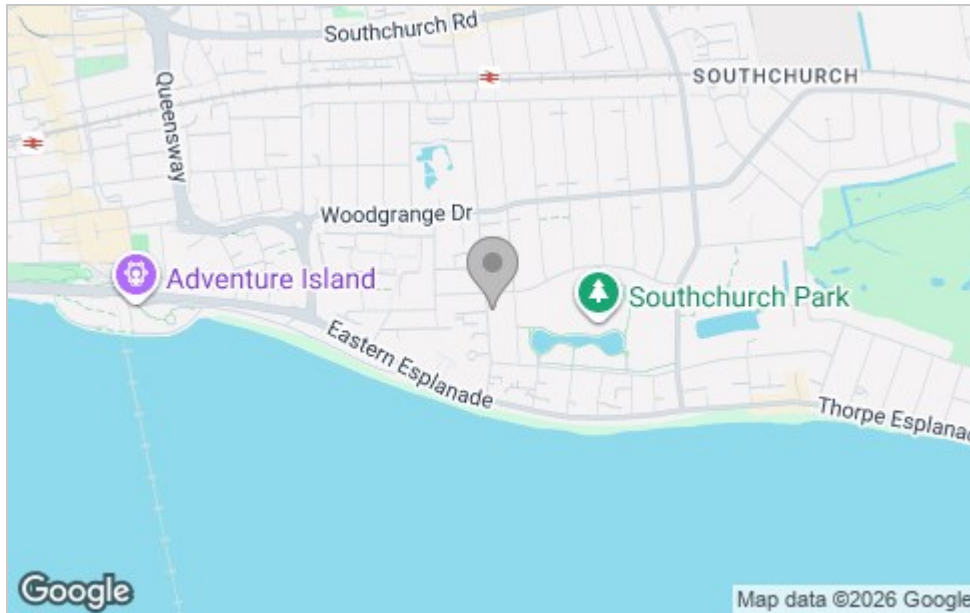
### Off-Street Parking



## 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.

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	