

# Ist Call

SALES AND LETTINGS



## Tyrrel Drive, Southend-On-Sea, SS1 2LN

**£215,000**

Spacious 2-bed first floor flat! Large lounge, eat-in kitchen, 2 beds, bath with separate shower, private garden section. Share of freehold. Near city, stations & seafront. Rare opportunity & a must to view!

Perfectly positioned close to the vibrant city centre, excellent rail connections, and the stunning seafront, this spacious two-bedroom first floor apartment offers the ultimate in urban coastal convenience with everything on your doorstep. The well-designed accommodation features a generously sized lounge creating a comfortable living environment, while the modern fitted kitchen is impressively spacious - large enough to accommodate dining, making it perfect for casual meals and entertaining without the need for a separate dining room. Two well-proportioned bedrooms provide flexible accommodation for couples, small families, or professional home working, while the bathroom benefits from both bath and separate shower facilities for maximum convenience. Modern comfort is assured throughout with full double glazing and gas central heating. This exceptional combination of generous space, prime location, garden access and a share of the freehold, makes this an outstanding opportunity. Viewing is essential to fully appreciate the quality and unique benefits this lovely home offers.

### Accommodation Comprising

Front door leading to communal entrance with staircase to first floor landing, own front door to...

### Entrance Hall

Obscure double glazed window to side, built in storage cupboard, dado rail, coved ceiling, doors off to...

### Lounge 13'3 x 11'8 (4.04m x 3.56m)



Double glazed window to rear, radiator, smooth plastered coved ceiling...



### Bathroom 7'6 x 7'3 < 11'4 (2.29m x 2.21m < 3.45m)



Modern white suite comprising panelled bath, separate enclosed shower cubicle, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, two obscure double glazed windows to side...



### Bedroom 1 12'4 x 10'4 (3.76m x 3.15m)



Double glazed window to side, radiator, coved ceiling...



**Bedroom 2 12'1 x 6'3 (3.68m x 1.91m)**



Double glazed window to side, radiator, coved ceiling...

**Kitchen/ Breakfast Room 12'3 x 9'7 (3.73m x 2.92m)**



Range of modern fitted base units with complementing working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with oven below and extractor hood over, integrated dishwasher and fridge/ freezer, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks, laminate tile effect flooring, coved ceiling, double glazed window to rear...



**Externally**

**Rear Garden**



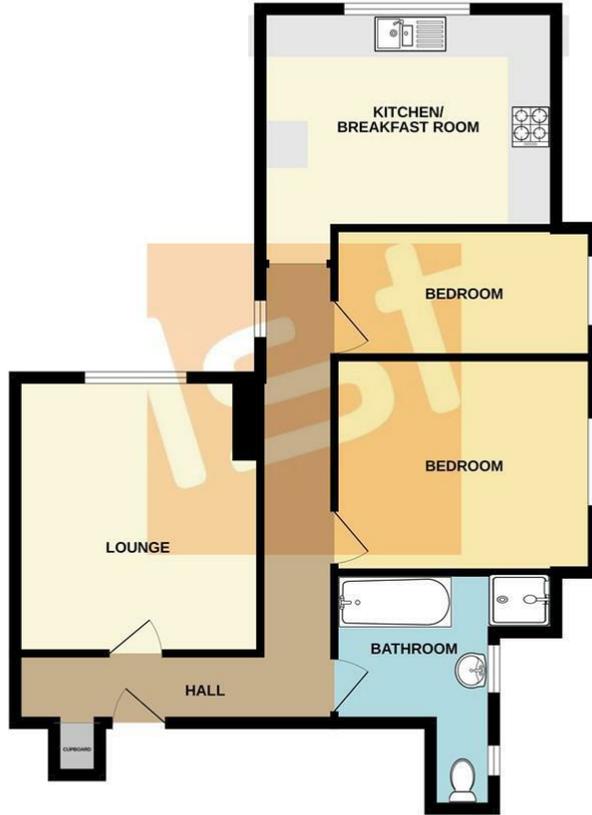
Own section of rear garden accessed via gate to side of property, mostly laid to lawn with timber shed...

**Parking**

The property is situated within a residents permit parking zone with annual permits available from the Local Authority - Electric vehicles - £10.50 per annum (applies only to fully electric vehicles, not hybrids) 1st permit - £22.00 per annum,, 2nd permit - £36.50 per annum, 3rd permit - £70.00 per annum, 4th permit - £102.00 per annum, company vehicle - £135.00 per annum\* (prices correct at time of printing) More Information available at <https://www.southend.gov.uk/car-parks-1/types-parking-permit>

# Floor Plan

FIRST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.

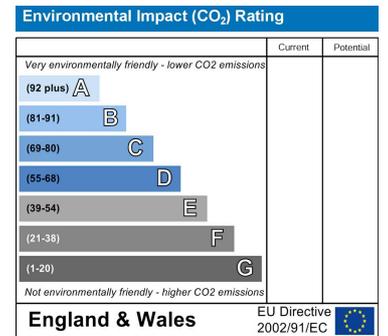
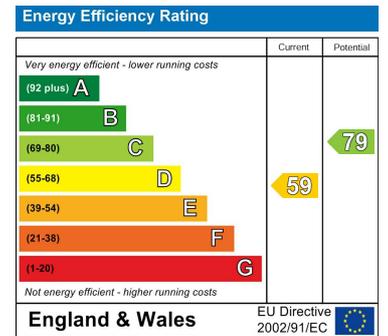


TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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