

# bear

*Estate Agents*



\* GUIDE PRICE OF £165,000 TO £170,000\* No Onward Chain \* Bear Estate Agents are pleased to present this one bedroom first floor flat with a loft room, set in a central Southend location close to the high street, seafront and excellent travel connections.

- First Floor Flat with No Onward Chain
- Fitted Kitchen
- Two Piece Bathroom
- Versatile Loft Room
- Central Southend Location
- Bay Fronted Lounge with a Feature Fireplace
- One Double Bedroom
- Separate WC
- Double Glazing
- Walking Distance to Train Lines

## Hamlet Road

Southend-on-Sea

**£165,000**

Price Guide



# Hamlet Road



The property comprises a landing that provides access to a bay fronted lounge with a charming feature fireplace, a fitted kitchen, one double bedroom, a two piece bathroom and separate WC. There is also the added benefit of a loft room providing extra versatility. Further advantages include gas central heating.

This flat is perfectly positioned on Hamlet Road, within the heart of Southend-on-Sea. Residents will benefit from being just moments away from the high street, which offers a wealth of shops, restaurants and amenities, as well as easy access to the seafront. Excellent bus connections are close by, alongside both Southend Central and Southend Victoria Train Stations, which provide direct links to London.

## **One Bedroom First Floor Flat**

### **Landing**

### **Lounge**

16'4 x 13'3

### **Kitchen**

10'2 x 9'1

### **Bedroom**

11'5 x 10'8

### **Bathroom**

8'9 x 6'8

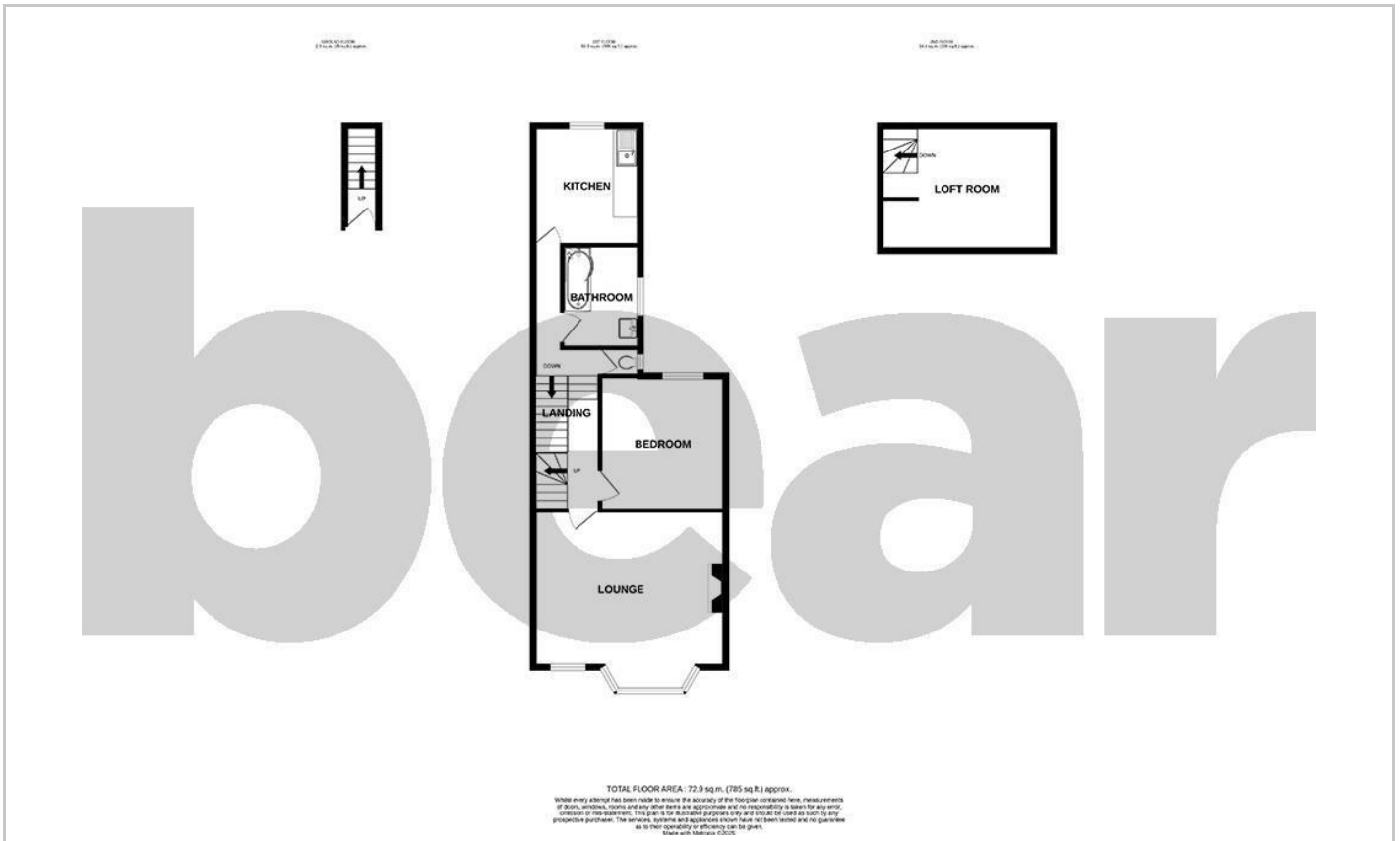
### **WC**

### **Loft Room**

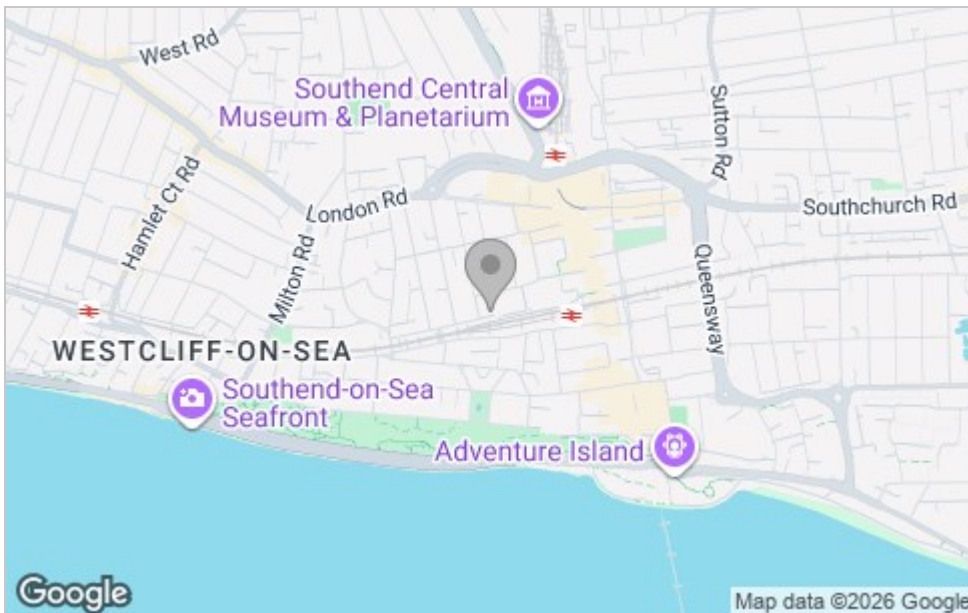
14'8 x 10'7



## 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

