1st Call
SALES AND LETTINGS









Kensington Road, Southend-On-Sea, SS1 2SY

£210,000 - Leasehold - Share of Freehold

Situated close to Southchurch Park, the seafront and Southend East station, this spacious ground floor flat offers an exciting opportunity to create a home to your own taste. Currently arranged as a one-bedroom property, it requires modernisation throughout and offers potential to reconfigure as a two-bedroom flat, subject to any necessary consents. Further benefits include a west-facing rear garden, off-street parking, gas central heating and double glazing. Offered with no onward chain and a 50% share of the freehold, an internal viewing is essential to appreciate its potential.

Accommodation Comprising

Double doors leading to communal entrance lobby with own front door to...

Entrance Hall

Two radiators, built in cupboard housing meters, doors off to...

Lounge 14'7 into bay x 12'11 (4.45m into bay x 3.94m)



Large double glazed bay window to front, radiator, wall mounted gas fire, picture rail, coved ceiling...



Bedroom 12'10 x 11'6 (3.91m x 3.51m)



Double glazed window to rear, radiator, picture rail, coved ceiling...



Kitchen 10'11 x 6'11 (3.33m x 2.11m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space for cooker, matching wall mounted units, tiled splashbacks, radiator, double glazed window to side...



Bathroom 7'9 x 4'2 (2.36m x 1.27m)



Coloured suite comprising panelled bath with mixer tap and shower unit over, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double glazed window to side...

Utility Room 11' x 5'5 (3.35m x 1.65m)



Space and plumbing for washing machine, cupboard housing gas central heating & hot water boiler, double glazed window and door to...

Lean To 11'2 x 4'8 (3.40m x 1.42m)



Obscure glazed window to rear, door to...

Rear Garden



Own west facing rear garden comprising concreted side patio area, remainder mostly laid to lawn, timber shed...





Off Street Parking

Own allocated parking space to front of property...

Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as

statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

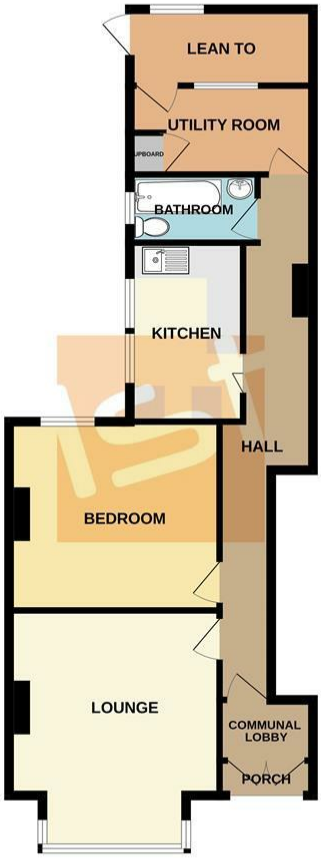
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No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



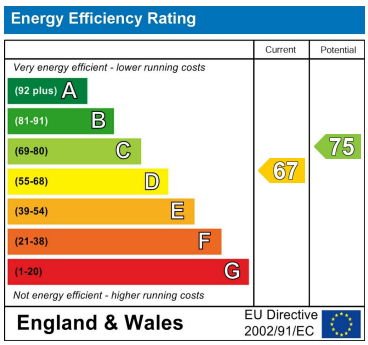
TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

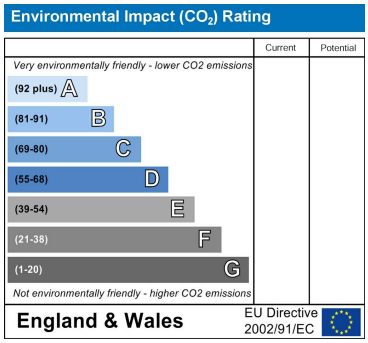
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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