



\*\* TWO GARDEN TERRACES, SECURE  
UNDERGROUND PARKING \*\*

Bear Estate Agents are delighted to bring to the market this ground floor flat with two private garden terraces providing wonderful outside spaces. Internally, the flat offers a large open plan living/dining room/kitchen along with a double bedroom and built in wardrobe. Southpoint is perfect for commuters with easy access to major rail links. Local shops, schools and the City Centre are also within easy reach.

- Please Request a Viewing via Rightmove Online Only
- One Bedroom
- Large Kitchen/Lounge
- Storage
- Off Street-Parking
- No pets
- Private Sector Graden
- Double Glazing
- Gas Central Heating
- Three Piece Bathroom Suite

## Sutton Road

Southend-on-Sea

**£1,050 (From) Per  
Calendar Month**



# Sutton Road



## **Frontage**

## **Communal Hall**

## **Entrance Hall**

## **Kitchen/Lounge**

23'1 x 11'6

A fabulous open plan space ideal for entertaining with access to a luxury kitchen and the outside spaces.

## **Double Bedroom**

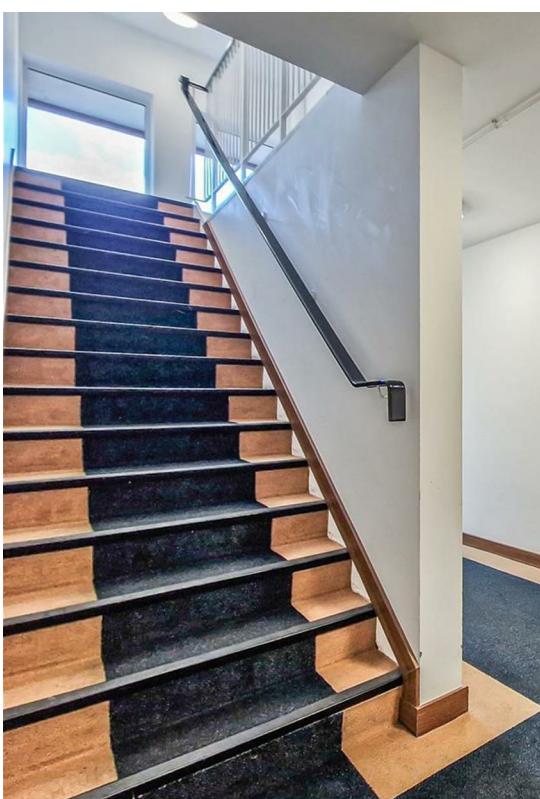
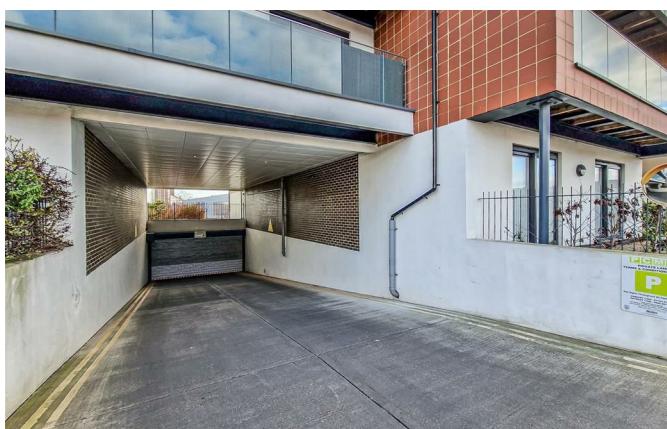
13'1 x 11'2

## **Luxury Bathroom/w.c**

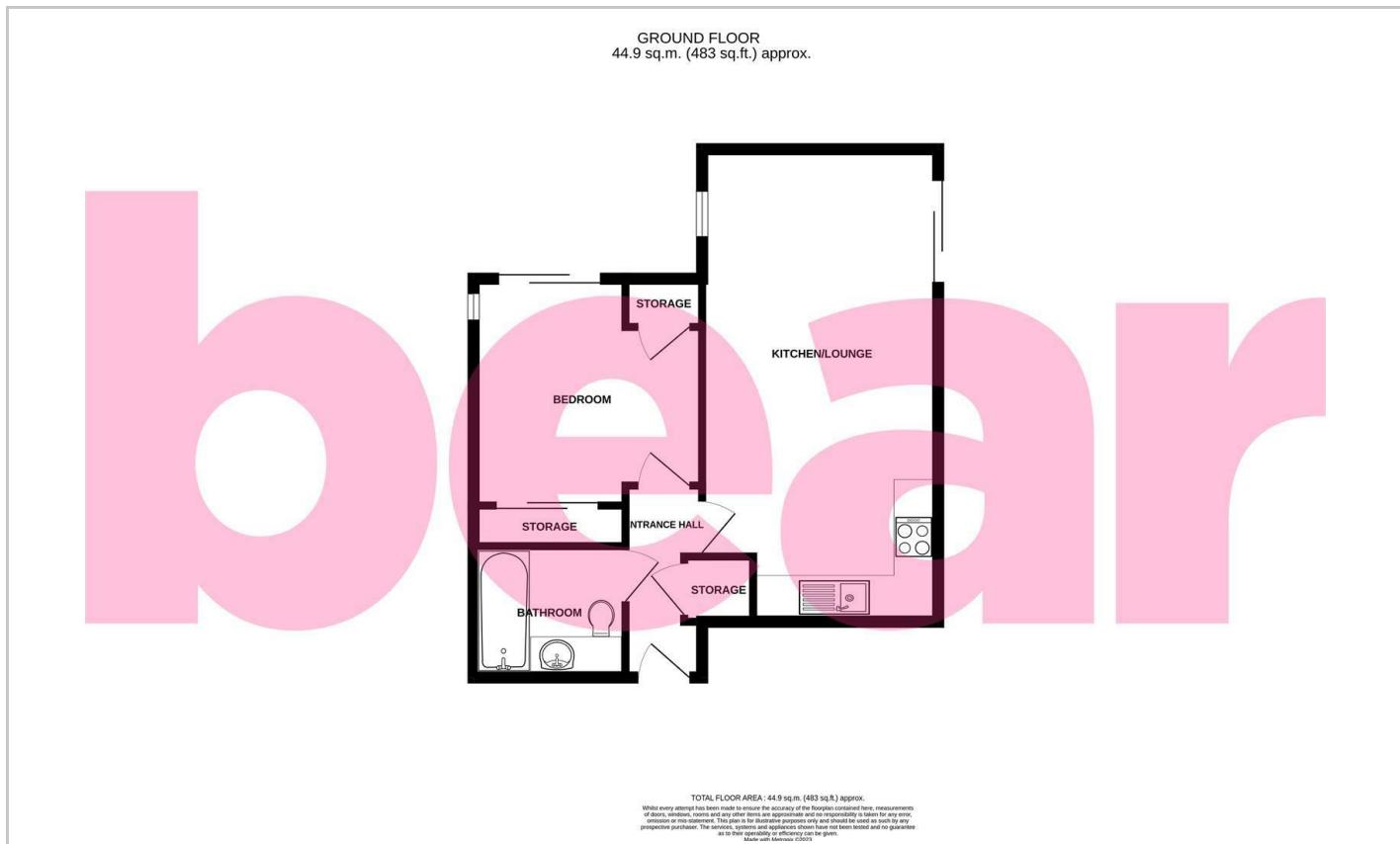
7'3 x 6'5

## **Garden Terraces**

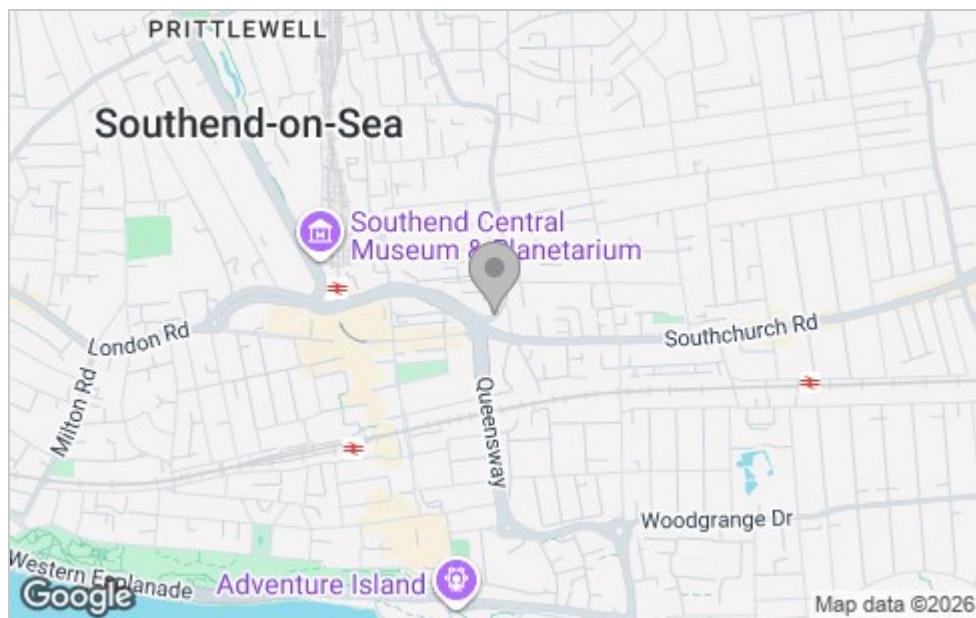
Two private terraces providing a welcome external sitting area.



## Floor Plan



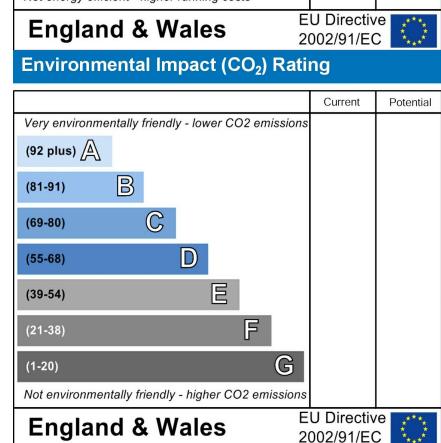
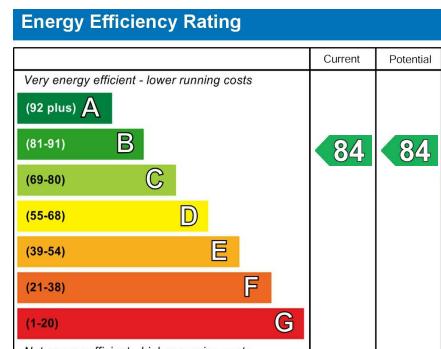
## Area Map



## Viewing

Please contact our Westcliff-on-Sea Office on 01702 899 780 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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