



## SOUTHPOINT

SOUTHEND-ON-SEA, SS2 5GD

**PRICE GUIDE £260,000**  
LEASEHOLD

**\*\* £260,000 - £275,000 \*\* - 828 SQUARE FEET - SPACIOUS TWO DOUBLE BEDROOM TOP FLOOR PENTHOUSE APARTMENT BOASTING ALLOCATED SECURE UNDERGROUND PARKING FOR TWO VEHICLES AND A ROOF TERRACE WITH STUNNING CITY VIEWS \*\***

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Sizeable Top Floor Apartment • Two Double Bedrooms • Secure Underground Allocated Parking for 2 Cars • Roof Terrace Providing Views Across the Southend City Skyline • Long Remaining Lease Term • Lift Access to All Floors Including Parking • Two Stylish Bathrooms • Large Dual Aspect Open Plan Living Space • Convenient Location Close to Amenities • Within Easy Reach of Travel Links



RP&C are delighted to present this beautifully maintained and generously proportioned two double bedroom top floor apartment, ideally positioned to enjoy sweeping views across the Southend City Skyline. Offering a long remaining lease and a host of desirable features, this property is perfect for first-time buyers or professionals seeking stylish and convenient living.

Set within a modern development with lift access to all floors, the apartment includes secure underground allocated parking for two vehicles. Internally, the home boasts a well-appointed open-plan living space with dual aspect windows, flooding the area with natural light and leading out onto a large private roof terrace—ideal for entertaining or simply relaxing while enjoying the panoramic views.

Accommodation comprises two spacious double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a sleek family bathroom. The property is presented in excellent decorative order throughout, offering comfortable, move-in ready living.

Conveniently located, residents will enjoy easy access to a wealth of local amenities including the Greyhound Retail Park, nearby shops, well-regarded schools, and excellent transport links via bus and Southend's train stations. Southend High Street is

also within easy reach, offering a wide array of shops, restaurants, and entertainment options.

Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

**Two bedroom top floor apartment**

**Lift Access to fourth floor**

**Entrance hallway**

**Open plan living space/kitchen**

**Master bedroom**

**En-suite shower-room**

**Bedroom two**

**Bathroom**

**Roof terrace**

**Secure underground parking for two vehicles**



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## ADDITIONAL INFORMATION

**Local Authority** – Southend-on-Sea

**Council Tax** – Band C

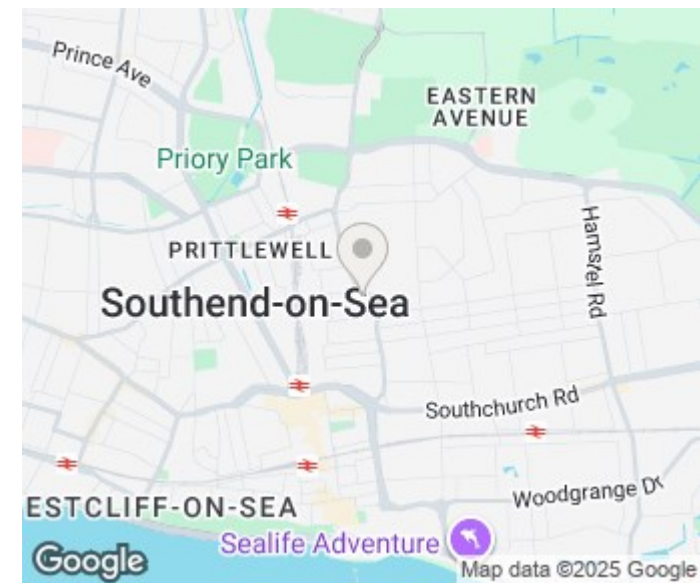
**Viewings** – By Appointment Only

**Floor Area** – 828.22 sq ft

**Tenure** – Leasehold







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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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