



Clarence Street | | Southend-on-Sea | SS1 1BH

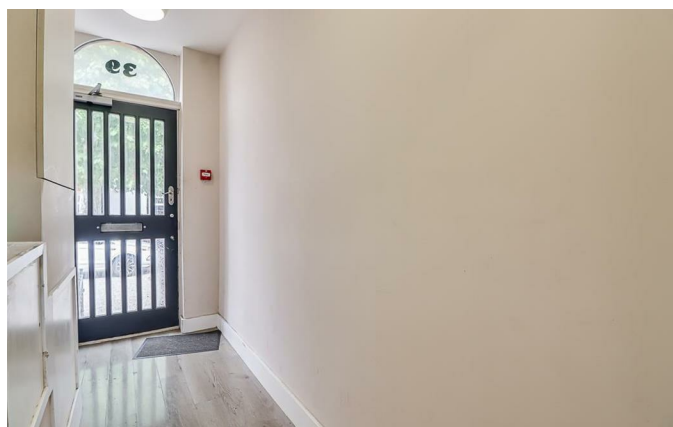
Offers Over £400,000

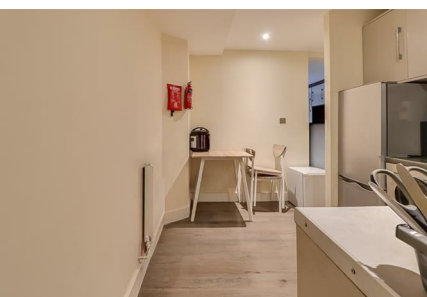
bear
Estate Agents

**Clarence Street |
Southend-on-Sea | SS1 1BH
Offers Over £400,000**

* No Onward Chain * Perfect Investment Opportunity * A rare freehold investment opportunity comprising three self-contained studio flats arranged over three floors, ideally positioned in the heart of Southend-on-Sea within walking distance of the city centre, seafront, and major transport links.

- Freehold Investment Opportunity
- Terraced Property Containing Three Studio Flats
- Lower Ground Floor Apartment with Private Garden Access
- Three Fitted Kitchens
- Double Glazing and Gas Central Heating Throughout
- No Onward Chain
- Accommodation Across Three Floors
- Two Bay Fronted Studio Apartments
- Three Piece Shower Rooms to all Apartments
- Prime Central Southend Location Close to Train Lines





This substantial terraced property offers an excellent opportunity for investors, comprising three studio apartments within a freehold building. Accessed via a communal entrance, the accommodation is arranged across the lower ground, ground, and first floors. All three units benefit from double glazed windows and gas central heating, presenting an attractive proposition for those seeking a ready-made addition to a property portfolio.

Situated on Clarence Street, the property enjoys an exceptionally convenient location within walking distance of Southend's wide array of shops, restaurants, and leisure facilities. Excellent bus connections and both Southend Central and Southend Victoria Train Stations are close by, whilst the seafront, parks, and further amenities are all easily accessible.

Flat 1 - Lower Ground Floor

The lower ground floor apartment features a bay fronted studio room with useful storage space, a spacious kitchen with direct access to the rear garden, a large storage cupboard, and a three-piece shower room.

Studio

15'5 x 15'4 (4.70m x 4.67m)

Kitchen

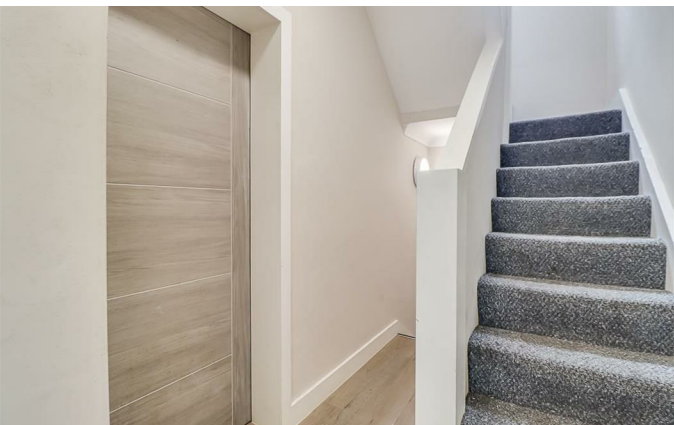
13'8 x 7'6 (4.17m x 2.29m)

Shower Room

6'5 x 4'6 (1.96m x 1.37m)

Direct Access to Private Garden





Flat 2 - Ground Floor

The ground floor apartment comprises a bright bay fronted studio room which opens into a kitchen, alongside a three-piece shower room.

Studio

12'3 x 11'5 (3.73m x 3.48m)

Kitchen

10'6 x 10'0 (3.20m x 3.05m)

Shower Room

7'6 x 4'8 (2.29m x 1.42m)

Flat 3 - First Floor

The first floor is a further studio apartment, which offers an open plan layout with a kitchen area and a three-piece shower room.

Studio

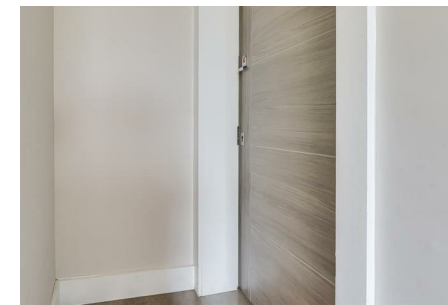
15'5 x 13'0 (4.70m x 3.96m)

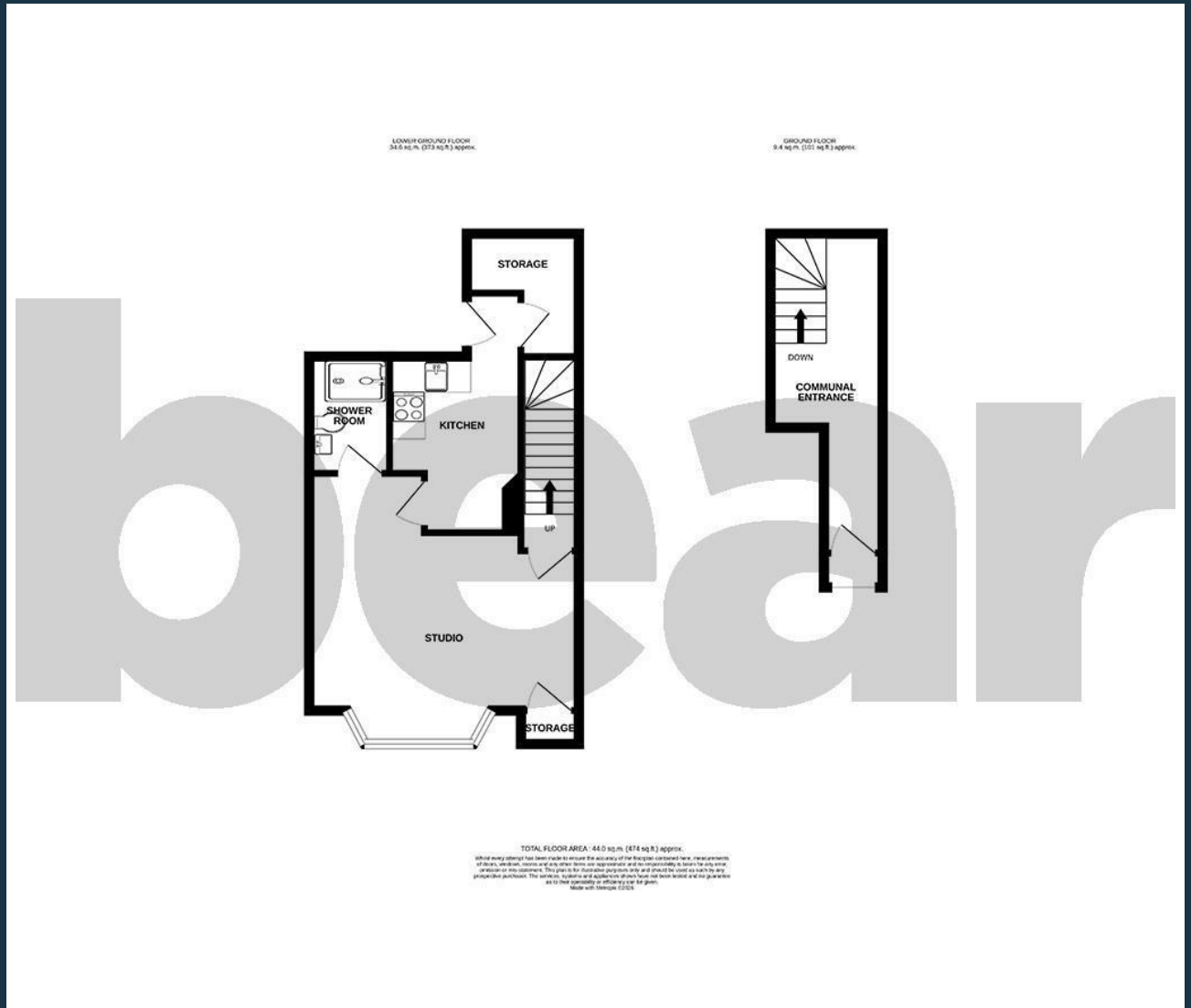
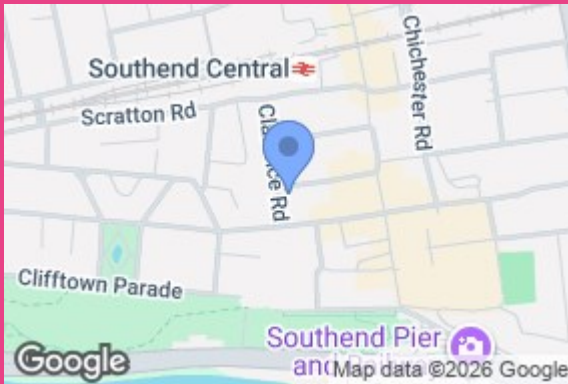
Kitchen

7'6 x 7'6 (2.29m x 2.29m)

Shower Room

7'6 x 4'7 (2.29m x 1.40m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

204 Woodgrange Drive
 Southend-on-Sea
 Essex
 SS1 2SJ
 01702 811211
 info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>