



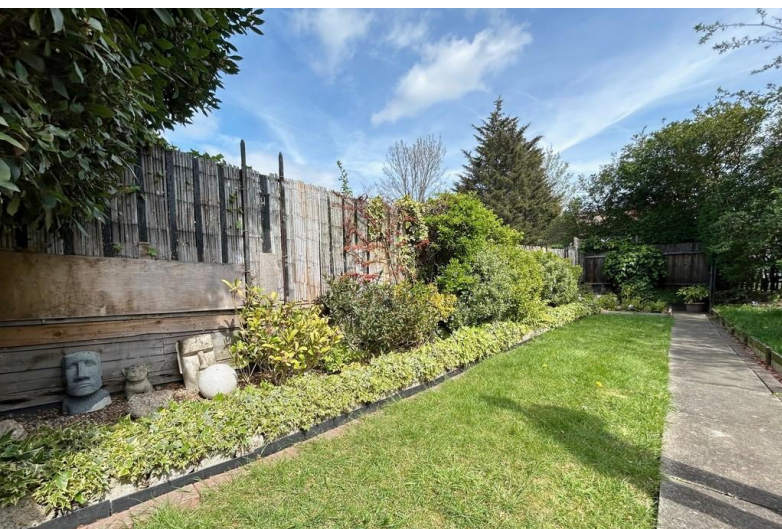
## 38/40 Seaforth Avenue

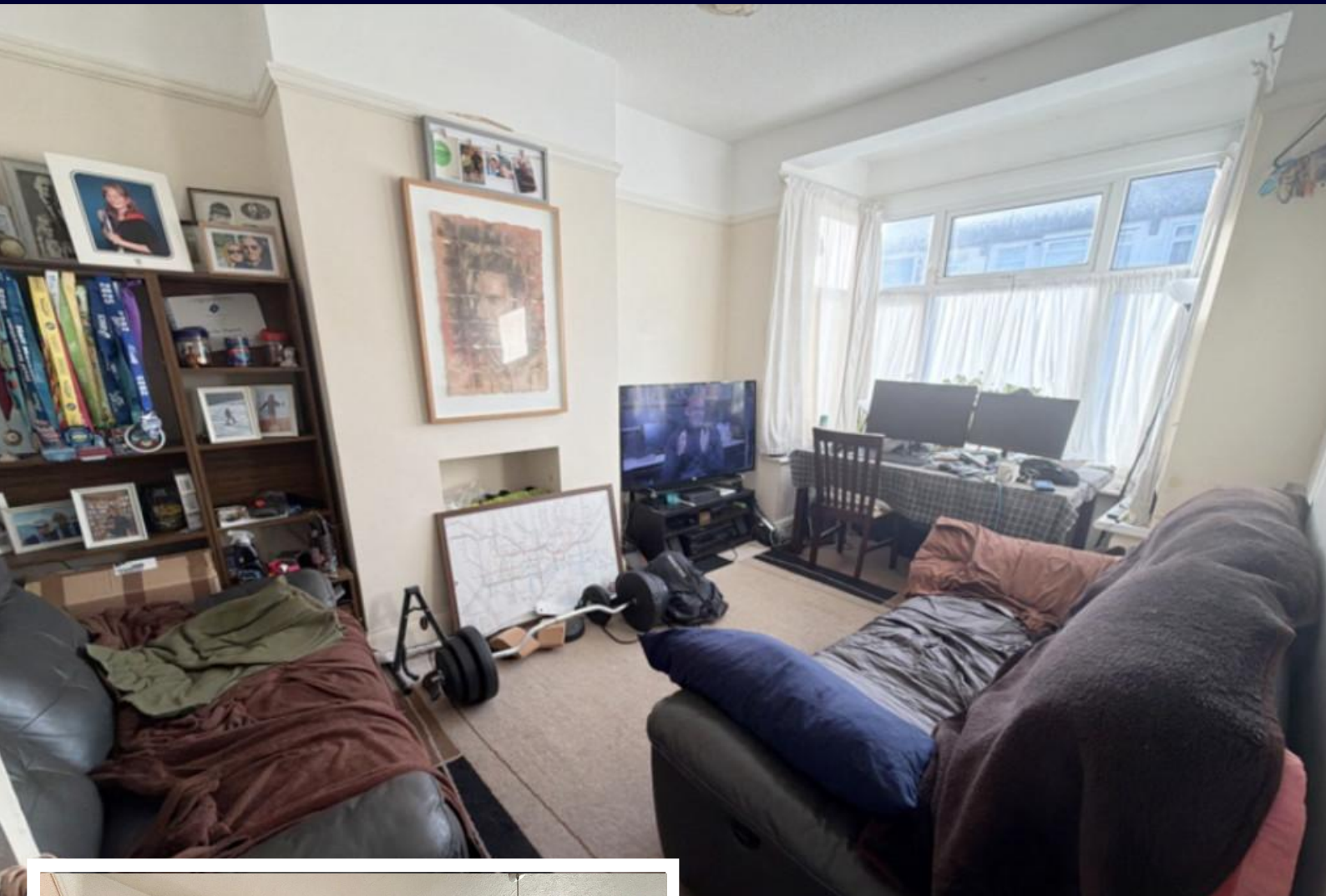
Southend-on-Sea

### Auction Guide Price £175,000

**\*\*FOR SALE BY PUBLIC AUCTION ON THURSDAY 14TH MAY 2026 AT 3.00PM\*\* \*\*FEES APPLY\*\***

This End Terraced property contains two self-contained flats, each with a share of the rear garden, and is to be sold with the Freehold Interest. Both flats are let (the tenants will remain in occupation) and currently they produce a combined rental income of £1,515pcm (£18,180pa). We have been informed that the first floor flat is let under an Assured Tenancy.





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**ACCOMMODATION**

Number 38 (Ground Floor):

- Lounge
- Kitchen
- Bedroom with En-Suite Shower Room
- Separate w/c
- Externally:
- Own section of rear garden

Number 40 (First Floor):

- Landing



Lounge: 16'3 into bay x 9'8 max  
Bedroom One: 13'1 max > 10'6 x 9'7 max  
Bedroom Two: 6'8 x 5'8  
Outside w/c  
Externally:  
Own section of rear garden

**TENURE**

Freehold

**TENANCY**

We are informed that the Ground Floor Flat is currently let under an Assured Shorthold Tenancy agreement and that the First Floor Flat is let under an Assured Tenancy.

**RENT RESERVED**

We have been advised that the Ground Floor Flat is currently let at a rent of £800pcm and that the First Floor Flat is currently let at a rent of £715pcm.

**NB:**

At the time of going to print we had been unable to gain access to the Ground Floor property. The photos shown for this flat have been taken from a previous inspection report.

**ENERGY PERFORMANCE RATING:**

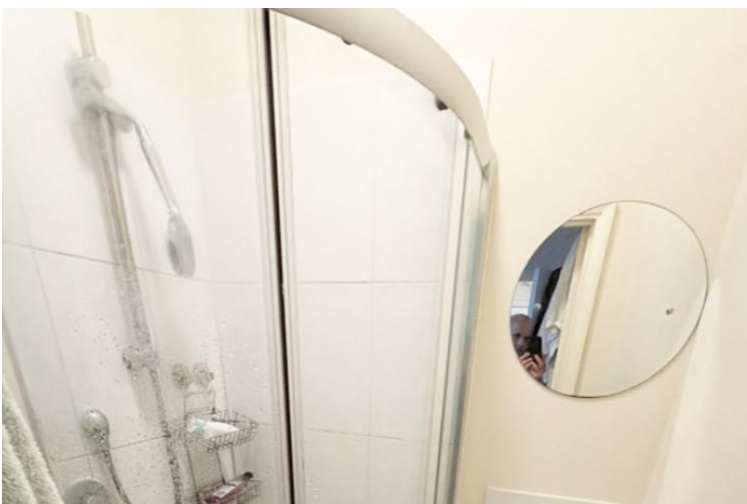
38 - D  
40 - tbc

**AGENTS NOTE:**

Please note that there is an existing lease in place for 38 Seaforth Avenue: 99 years from the 1st December 2011

**VIEWING**

Strictly by appointment with the Auctioneers.



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