



Pantile Hill, Southminster , CM0 7GA  
Price £150,000

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents



**\*\*NO ONWARD CHAIN\*\*** Perfectly positioned in the heart of Southminster, this ground-floor maisonette puts you just moments from the High Street, where you'll find a range of everyday amenities including shops, a welcoming pub, post office, doctors' surgery and primary school. Southminster railway station is also only a short walk away, offering direct links to London Liverpool Street—ideal for commuters or anyone looking for convenient travel connections.

Inside, the property offers exciting potential for improvement and personalisation. Step through the entrance porch into a bright and spacious living/dining room that flows effortlessly into the kitchen. At the rear, you'll find a well-proportioned double bedroom complete with an adjoining shower/wet room.

Outside, residents enjoy access to a peaceful communal rear garden shared by only eight apartments, as well as an extensive off-road parking area to the front, where this property boasts two allocated spaces—a rare and valuable bonus.

With its superb location, generous layout and scope to add value, this home is an opportunity not to be missed. Early viewing is strongly recommended! Energy Rating D.



**ENTRANCE PORCH:**

Obscure double glazed entrance door to side, door to:

**LIVING ROOM: 14'2 x 11'10 (4.32m x 3.61m )**

Double glazed window to front, 2 built in storage cupboards, one housing hot water cylinder, wood effect floor, open to:

**KITCHEN: 8'9 x 7'1 (2.67m x 2.16m )**

Range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, cooker to remain, space for fridge/freezer, washing machine and dishwasher, continuation of wood effect floor.

**BEDROOM: 13' x 9'6 > 8' (3.96m x 2.90m > 2.44m )**

Double glazed sliding patio door to rear, built in wardrobe, wood effect floor, door to:

**SHOWER/WET ROOM:**

Obscure double glazed window to rear, 3 piece white suite comprising shower area with floor drain, close coupled wc and wall mounted wash hand basin, wall mounted electric heater, extractor fan, fully tiled walls.

**EXTERIOR:**

Two allocated parking spaces in area at front of building.

**TENURE & COUNCIL TAX BAND:**

This property is being sold leasehold. Lease details TBC.  
Council Tax Band A.

**AGENTS NOTES:**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

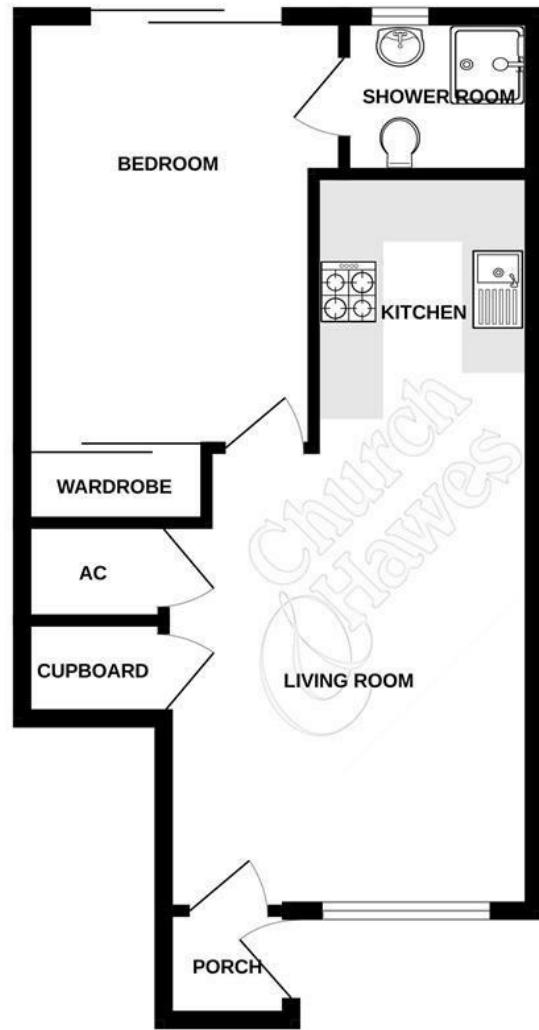
**MONEY LAUNDERING REGULATIONS & REFERRALS:**

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







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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