



FOR SALE

Horseshoe Crescent, Southend-On-Sea SS3 9WL

Offers In Excess Of £360,000 Leasehold Council Tax Band - C

- Stunning Grade II Listed 2 Bedroom Flat
- Ground Floor
- Two Large Double Bedrooms
- Located In The Desired Garrison
- En-suite To Bedroom 1
- Plenty Of Storage
- Short Walk To Seafront
- Fitted Kitchen
- Mainline Train Station Nearby
- Parking For One Vehicle

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

INTRIGUED? WHY NOT TAKE A CLOSER LOOK?

'Charming character', is the best way to describe this impressive home with high ceilings and being situated within some great history, Horseshoe Crescent is one you must see! This stunning Grade II listed property situated on the highly desired Garrison, offering two large double bedrooms, fantastic sized lounge, fitted kitchen, en-suite and bathroom with parking for one vehicle.

Located within The Garrison, Horseshoe Crescent this property brings a great amount of history to your home with the interesting background of the estate and is offering great local schools, amenities and Shoeburyness station within close proximity, you will also benefit from some beautiful walks on the grounds and being a short walk away from the Seafront.

Entrance

17'3 x 11'0 (5.26m x 3.35m)

Wooden door leading to Hallway, tiled flooring leading to carpet flooring, radiator, storage cupboards, hanging light fixture.

£150 pr year ground rent

£1392 pr year service charge

Lounge

18'7 x 11'8 (5.66m x 3.56m)

Carpet flooring, radiator, single glazed sash window to rear aspect, hanging light fixtures.

Kitchen

11'8 x 7'6 (3.56m x 2.29m)

Tiled flooring, radiator, single glazed sash window to front aspect, base & wall units, rolltop work surfaces incorporating stainless steel sink & drainer, space for electric hob & over with extractor over, integrated washing machine, integrated dishwasher, spotlight lighting.

Bedroom 1

15'0 x 12'1 (4.57m x 3.68m)

Carpet flooring, radiator, single glazed sash windows to front and side aspect, storage cupboard, built in wardrobe, hanging light fixture.

En-Suite

8'4 x 3'8 (2.54m x 1.12m)

Laminate flooring, radiator, partially tiled walls, walk in shower cubicle, extractor, W/C, hand basin, spotlight lighting.

Bedroom 2

14'5 x 9'6 (4.39m x 2.90m)

Carpet flooring, radiator, single glazed sash window to rear aspect, storage cupboard, hanging light fixture.

Family Bathroom

8'0 x 6'4 (2.44m x 1.93m)

Wooden floorboards, radiator, single glazed obscure sash window to side aspect, panelled bath with shower system over, W/C, hand basin, partially tiled walls, spotlight lighting.

Front Of Property & Parking

Own front door access, parking for one vehicle.

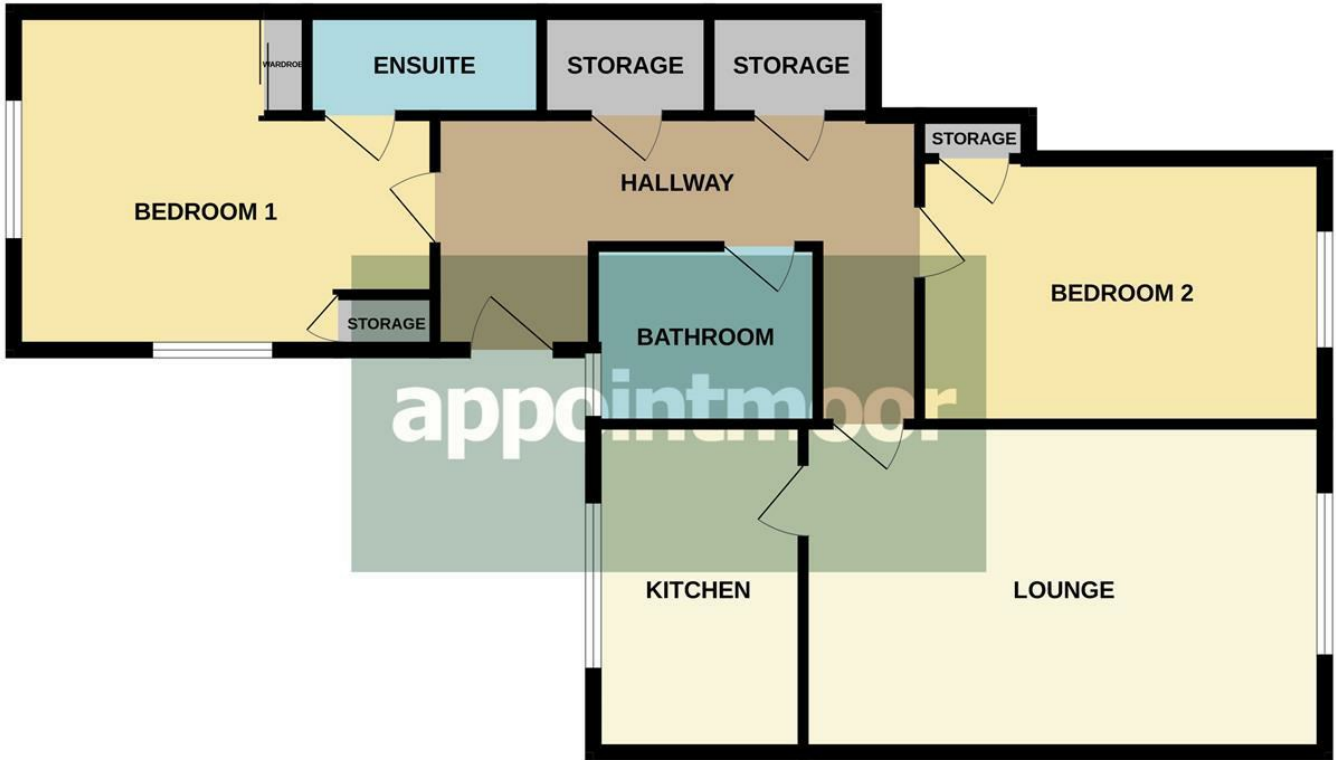
Tenure

Leasehold

103 Years remaining on the lease



GROUND FLOOR



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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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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