



\* Guide Price - £220,000 - £240,000 \* Bear Estate Agents are delighted to present this spacious and beautifully presented two bedroom first floor flat, ideally positioned in the heart of Southchurch Village. This stylish home blends modern interiors with period character and benefits from a long 117-year lease, a private west-facing garden perfect for afternoon sun and valuable off-street parking. With generous room sizes and a well-maintained finish throughout, the property is ideal for first-time buyers, professionals, or buy-to-let investors seeking a ready-to-move-into home in a vibrant and well-connected location.

## Bellevue Road

Southend-on-Sea

**£220,000**

Guide Price

- Stylish Two Bedroom First Floor Flat
- Modern Fitted Kitchen with Integrated Appliances
- Private West-Facing Rear Garden
- Long Lease - Approximately 117 Years Remaining
- Walking Distance to Southend East Train Station
- Bright & Airy Lounge with Feature Fireplace
- Contemporary Three-Piece Bathroom
- Allocated Off-Street Parking
- Situated in Popular Southchurch Village
- Ideal for First-Time Buyers, Investors, or Professionals



# Bellevue Road



The spacious lounge features a stunning bay window, flooding the room with natural light and a central feature fireplace that adds warmth and character. The modern kitchen is well-appointed with sleek units, integrated appliances, LED lighting and ample workspace. There are two generously sized bedrooms, both positioned to the rear of the property, offering peace and privacy. A contemporary three-piece bathroom completes the accommodation, featuring a panelled bath with rainfall shower, vanity unit and tasteful tiling. Externally, the home benefits from a west-facing private rear garden, ideal for summer entertaining or relaxing outdoors. The garden is mainly laid to lawn with a shingled seating area and timber shed, accessed via a gated side alley. One allocated off-street parking space is available to the front of the property. The flat further benefits from having an extensive 117 year lease.

Located within easy reach of Southend East Train Station, local shops, popular schools, and a variety of amenities, this fantastic flat is perfectly positioned for convenient, vibrant living.

## Two Bedroom First Floor Flat

### Landing

Private front door, carpeted flooring, loft access, access to all rooms.

### Lounge

14'6 x 11'6

UPVC double glazed bay window to front, electric fireplace with hearth and surround, carpeted flooring, radiator, picture rail.

### Kitchen

13'1 x 6'8

Modern fitted units with roll edge worktops, stainless steel sink with mixer tap, integrated oven, hob, fridge/freezer, and washing machine. Vinyl flooring, tiled splashbacks, recessed and under-cabinet LED lighting, UPVC double glazed window to rear, wall-mounted gas boiler.

### Bedroom One

12'0 x 8'8

UPVC double glazed window to rear, carpeted flooring, radiator, picture rail.

### Bedroom Two

9'4 x 6'11

UPVC double glazed window to rear, carpeted flooring, radiator, picture rail.

### Bathroom

Stylish three-piece suite comprising panelled bath with overhead rainfall shower, vanity wash basin with waterfall tap, low-level WC, chrome heated towel rail, part tiled walls, wood-effect vinyl flooring, obscure UPVC double glazed window to front.

### West Facing Garden

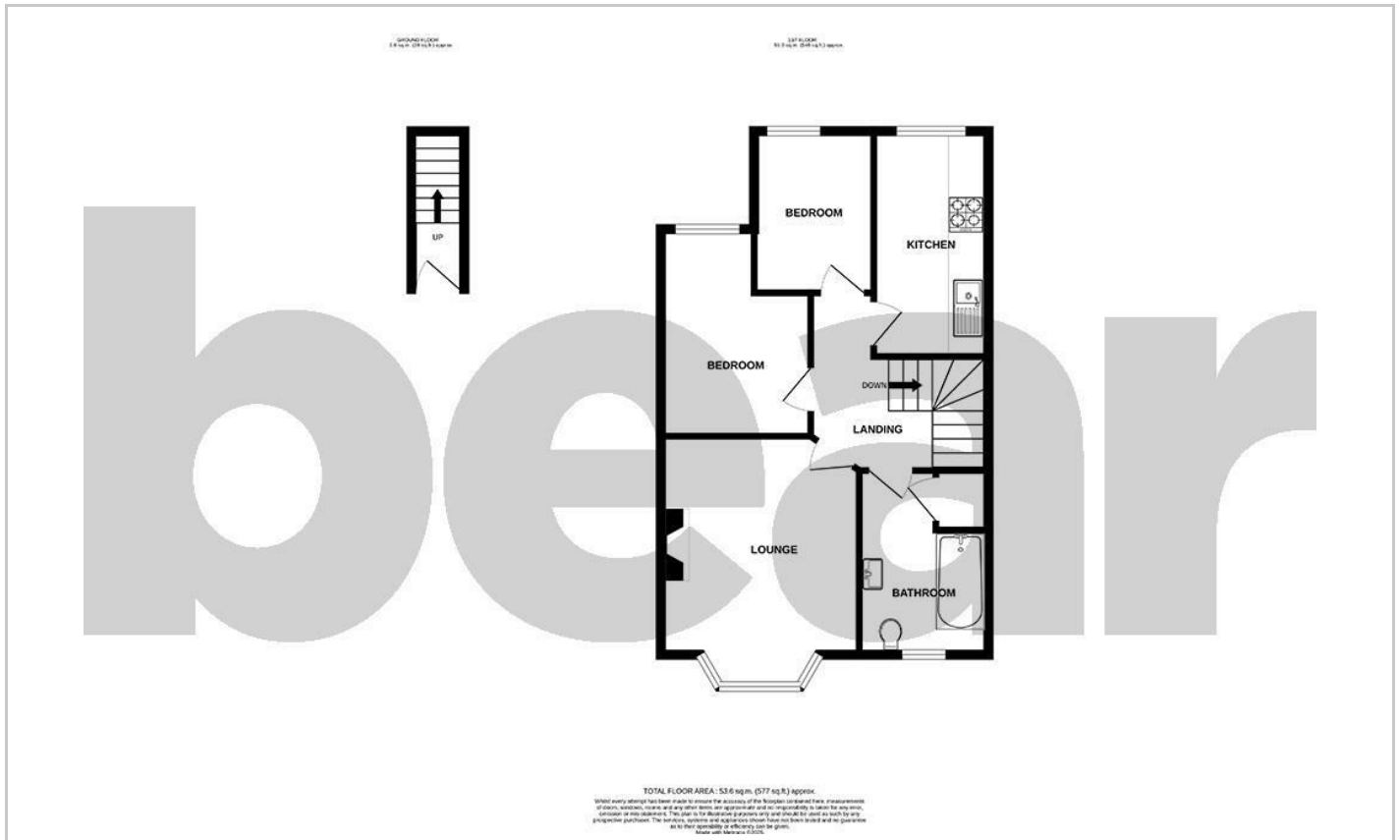
Private west-facing rear garden accessed via side alley. Shingle seating area, lawn, established borders, and timber shed.

### Off-Street Parking

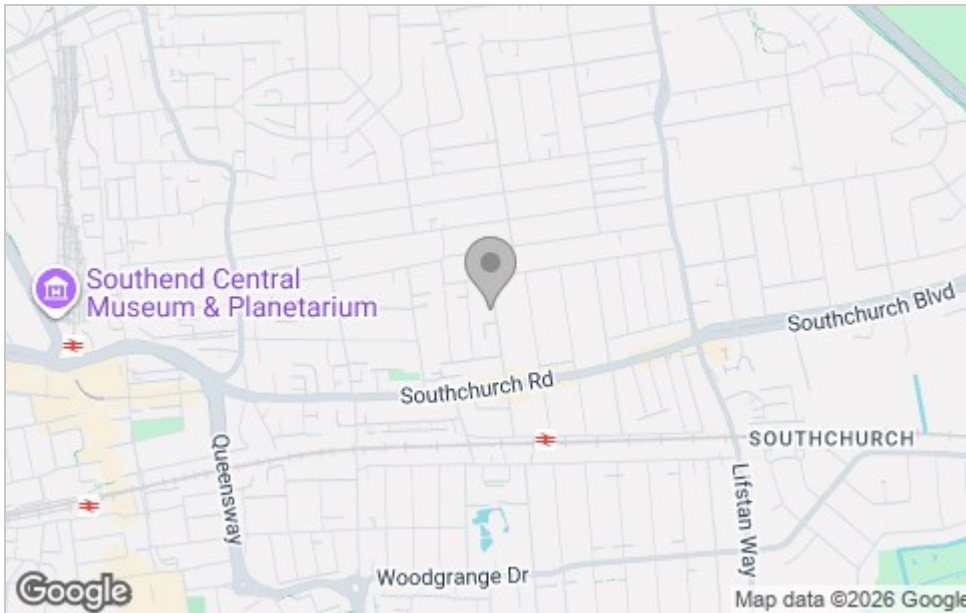
Allocated off-street parking for one vehicle.



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

## Energy Efficiency Graph

