



TO LET

**Southchurch Road,
Southend-On-Sea SS1 2PP**

£1,200 PCM Deposit Required - £1,384 Council Tax Band - A

- Two Bedroom Flat
- Ground Floor Flat
- Double Glazed Throughout
- Two Large Bedrooms
- Direct access to garden
- Close to local amenities

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Description

Nestled in the heart of Southchurch Village, this ground floor flat on Southchurch Road offers a delightful blend of comfort and convenience. The property features two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a guest room.

The flat boasts a modern bathroom that has been tastefully designed, ensuring a refreshing space for your daily routines. The spacious kitchen is perfect for culinary enthusiasts, providing ample room for meal preparation and entertaining. Its layout encourages a warm and inviting atmosphere, ideal for hosting friends and family.

One of the standout features of this property is the direct access to a lovely garden, allowing you to enjoy outdoor space right from your home. Whether you wish to relax with a book or host a summer barbecue, this garden offers a private retreat in the bustling village.

Living in Southchurch Village means you are surrounded by a vibrant community, with local shops, cafes, and amenities just a stone's throw away. The location is well-connected, making it easy to explore the wider area of Southend-On-Sea, known for its beautiful coastline and lively attractions.



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	72

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	

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMENT ONLY