



Harcourt Avenue, Southend-On-Sea

Price Guide £230,000

home.

8 Harcourt Avenue

Southend-On-Sea

SS2 6HU



- Beautifully Presented Ground Floor Apartment
- Offered with No Onward Chain
- Private Entrance
- Two Well Proportioned Bedrooms
- Spacious Lounge Ideal for Entertaining
- Modern Kitchen and Bathroom
- Large Private Rear Garden
- Ideal First Time Purchase Investment or Downsize Opportunity
- Convenient Access to Southend City Centre and Priory Park
- Close to Southend Victoria Train Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



**** Guide Price £230,000 - £250,000 ****

Home Estate Agents are delighted to offer for sale this beautifully presented two bedroom ground floor apartment, offered with no onward chain and benefitting from a sizeable private rear garden, private entrance and an exceptionally convenient location.

Perfectly suited to first time buyers, downsizers or investors, this attractive home offers well maintained accommodation throughout and is ready for immediate occupation. Accessed via its own private entrance, the property provides a welcoming and practical layout with bright and spacious living accommodation.

The lounge offers an excellent space for relaxing and entertaining, whilst the modern kitchen is fitted with ample storage and workspace. There are two well proportioned bedrooms, including a particularly generous principal bedroom, alongside a contemporary bathroom finished in a modern style.

A standout feature of the property is the impressive rear garden, providing a wonderful outdoor space rarely associated with apartment living. Whether used for entertaining, gardening or simply enjoying the outdoors, it offers fantastic versatility.

Further benefits include double glazing, gas central heating and no onward chain, making this an ideal move for buyers looking for a straightforward purchase.

Conveniently positioned close to local amenities, Southend City Centre, Priory Park and excellent transport links, including direct rail services into Central London, this is a fantastic opportunity to acquire a stylish home in a highly accessible location.





Accommodation Comprises

The property commences with a pathway leading to the side of the property with gate to private rear garden. UPVC Entrance door with double glazed obscure panel leading into:

Entrance Hallway

Wood effect laminate flooring, skirting, coved cornice, two ceiling lights, large storage cupboard, radiator. Doors to:

Lounge

12'9 x 11'2

Wood effect laminate flooring, skirting, coved cornice, ceiling light and wall lighting, two double glazed windows to the side aspect, two storage cupboards - one housing Ideal combi boiler, radiator. Through to:

Kitchen

11'2 x 6'9

Wood effect laminate flooring, skirting, extractor fan, ceiling light, double glazed obscure window to the side aspect and double glazed UPVC patio door to rear leading to the garden. The kitchen is fitted to include a range of base units with a wood effect rolled edge worksurface and matching eye level wall mounted units, tiled splashback, space and plumbing for a washing machine, inset sink with drainer and mixer tap, built-in oven with four ring gas hob and extractor over, fitted fridge freezer. Door to:



Bathroom

11'2 x 3'8

Tiled flooring, part tiled walls, extractor and ceiling light, double glazed obscure window to the rear and side aspect, WC, pedestal wash hand basin with mixer tap, walk-in corner shower with Rainfall shower, heated towel rail.

Bedroom One

15'0 x 13'1

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed boxed bay window to the front aspect, radiator.

Bedroom Two

10'0 x 8'5

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed window to the rear aspect looking into the garden, radiator.

Externally

Rear Garden

Gate leading to front, external wall lighting and water tap, concrete patio with the remainder of the garden laid to lawn, storage shed (to remain).

Parking

Permit parking

Lease Information

Lease: Recently extended to 168 years

Ground Rent: £75 Per Annum

Service Charge: £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

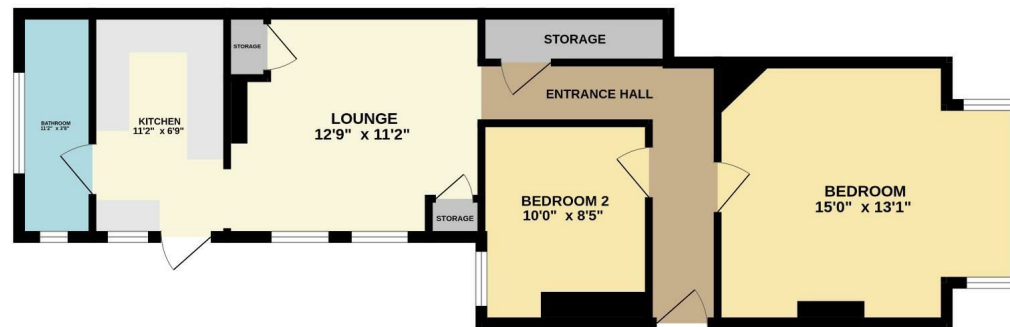
Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat - Ground Floor

Approx. sq ft
EPC band:
Tenure: Leasehold
Council Tax Band: B

£230,000

GROUND FLOOR
603 sq.ft. approx.



TOTAL FLOOR AREA : 603 sq.ft. approx.
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