



Cambridge Road, Southend-On-Sea

£335,000

home.

23B Cambridge Road

Southend-On-Sea

SS1 1ET



- Incredible Two Bedroom Upper Ground Floor Apartment
- Located Within A Stunning Period Town House
- Heart Of Clifftown Conservation Area
- Spacious South Facing Lounge & Separate Modern Fitted Kitchen
- Master Bedroom With A Walk-In Closet
- Perfectly Positioned For The Town Centre
- Within A Short Walk To Cliff gardens, Beach & Both Southend Central & Southend Victoria Mainline Stations

Interested?

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

📞 01702 480 033





Home of Leigh are very excited to offer for sale this incredible two bedroom upper ground floor apartment which is located within a stunning period town house in the heart of the Clifftown Conservation area and has been beautifully maintained by the current owners.

The property boasts a spacious south facing lounge, a separate modern fitted kitchen with integrated appliances, bathroom with separate cloakroom, two great size double bedrooms including a master bedroom with French doors and a walk-in closet.

Located on Cambridge Road in the enviable Southend Conservation area, this characterful property is perfectly positioned to take full advantage of the city's town centre which is within a short walk along with the cliff gardens, beach and both Southend Central & Southend Victoria railway stations both giving direct access into London.



Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Communal Hallway

With private entrance door leading into the flat.

Lounge

15'1 x into Bay x 14'9

A beautiful south facing main reception room with feature Sash bay window to front, exposed and varnished floorboards, feature cast iron effect fireplace with stone hearth and attractive surround, bespoke fitted alcove storage cupboards with shelving above, coved to smooth plastered ceiling with central ceiling rose, cast iron effect radiator. Steps down to:

Inner Lobby

With doors leading to:

Kitchen

11'5 x 8'3

Double glazed windows to side aspect with door leading out onto a small patio area. The kitchen is fitted to include a modern sink unit with mixer tap inset a range of square edge worksurfaces with cupboards and drawers beneath, built-in oven and grill with electric hob and extractor hood above, further range of matching eye level wall mounted units, integrated fridge and separate freezer, integrated dishwasher and washing machine, tiled splashbacks, built-in storage cupboard housing boiler (n/t), wood laminate flooring.

Bedroom One

14'9 x 10'6 x 12'4

Double glazed bay window and French doors to rear, exposed and varnished floorboards, smooth plastered ceiling with central ceiling rose, cast iron effect radiator. Double doors to fire escape:

Walk-In Closet

8'6 x 4'1

Carpeted, range of fitted hanging rails and shelving.

Bedroom Two

13'3 Max x 10'10

Sash window to rear aspect, carpeted, smooth plastered ceiling, radiator.

Bathroom

6'7 x 4'9

Double glazed obscure window to side aspect, modern two piece suite comprising; claw footed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, smooth plastered ceiling, tiled flooring, heated towel rail.

Separate WC

4'7 x 3'1

Obscure glazed window to side aspect, matching two piece suite comprising; low level WC, wall mounted wash hand basin with tiled splashback, smooth plastered ceiling with inset spotlighting, tiled flooring.

Lease Information

Lease: 114 years remaining

Ground Rent: Approx £100 Per Annum

Service Charge: £0

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







TOTAL FLOOR AREA: 801 sq.ft. approx.
Made with floorplan ©2020

Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

£335,000

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