



Runwell Terrace, Southend-On-Sea

£475,000

home.

10 Runwell Terrace

Southend-On-Sea
SS1 1HA



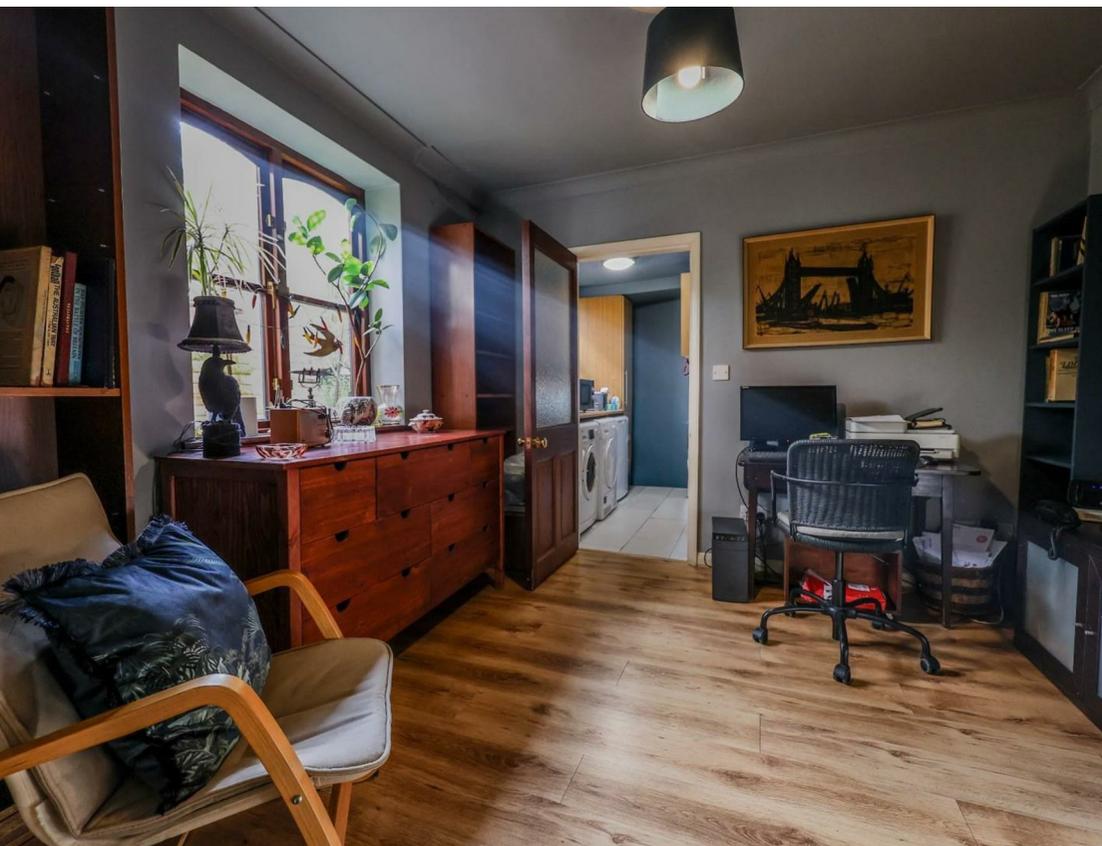
- Surprisingly Spacious Two Bedroom Split Level Apartment
- Clifftown Conservation Area
- Two Separate Courtyard Style Gardens
- Lounge, Separate Dining Room & Snug
- Modern Fitted Kitchen & Separate Utility Room
- Master Bedroom With Access To A Sun Terrace
- perfectly positioned For Town Centre
- Short Walk To Cliff Gardens, Beach & Southend Central & 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 surprisingly spacious two bedroom split level apartment, located within a stunning period town house in the heart of the Clifftown Conservation area and which boasts two separate courtyard style gardens.

The property boasts its own private entrance door into a main hallway where there is a three piece bathroom and two large double bedrooms, the master giving access to a west backing sun terrace.

To the lower ground floor there is a lounge, separate dining room, a modern fitted kitchen with access to another courtyard garden. There is also a further snug to this floor along with a utility room and a three piece shower room.



Located on Runwell Terrace 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

Coloured lead light entrance door leading to:

Entrance Hall

17'1 x 7'1

Carpeted, coved cornice to smooth plastered ceiling, stairs leading to the lower ground floor level, radiator. Doors to:

Bedroom One

14'1 x 8'5 plus depth of wardrobes

Carpeted, coved to smooth plastered ceiling with central ceiling rose, range of fitted floor to ceiling wardrobes to the expanse of one wall with cupboards above, two wall light points, radiator. Archway to:

Dressing Area

10'5 x 10'1

Double glazed window to side aspect and double glazed French doors to rear giving access to a west facing courtyard style garden, wood laminate flooring, coved cornice to smooth plastered ceiling with central ceiling rose, radiator.

Bedroom Two

17'1 x 13'4

Sash Bay window to front aspect, carpeted, coved to smooth plastered ceiling with central ceiling rose, picture rail, fully tiled fireplace with wood surround and tiled hearth, range of fitted wardrobes to the expanse of one wall, radiator.

Bathroom

7'1 x 6'1

Double glazed obscure window to rear aspect, three piece white suite comprising; panelled bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, smooth plastered ceiling, fully tiled to surrounding walls, tiled flooring, heated towel rail.

Lower Ground Floor Accommodation

Entrance Hall

18'6 x 5'8

An additional entrance hall accessible via the front steps, vinyl flooring, two built-in storage cupboards plus additional under stairs storage cupboard. Doors to:

Lounge

16'6 x 12'6

Sash bay window to front aspect with bespoke fitted Plantation shutters, vinyl flooring, feature brick built fireplace and exposed chimney breast with open fire and matching brick hearth, coved ceiling with central ceiling rose, dado rail, radiator.

Dining Room

13'9 x 11'7

Wood flooring, coved to smooth plastered ceiling with central ceiling rose, brick built fireplace with wooden mantle piece and lead light display cupboards to either side of alcoves, radiator, archway to snug. Door to:

Kitchen

8'1 x 6'1

Sash window to rear aspect with door leading out to a second courtyard style rear garden. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of solid wood square edge worksurfaces with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, appliance space for under-counter fridge, smooth plastered ceiling, radiator.

Snug

10'6 x 10'5

Double glazed window to side aspect, wood flooring throughout, coved to smooth plastered ceiling with central ceiling rose, radiator. Glazed door to:

Utility Room

8'1 x 5'5

Double glazed window to side aspect, range of rolled edge worksurfaces with appliance space beneath for washing machine and dryer, wall mounted boiler (n/t), further range of matching eye level wall mounted units, tiled flooring. Door to:

Shower Room

7'1 x 5'2

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, fully tiled to surrounding walls, tiled flooring, heated towel rail.

Externally

Sun Terrace:

Accessed via the master bedroom and which is laid with artificial lawn and screen panelled fencing.

Courtyard:

Accessed via the kitchen and which is mainly paved.

Lease Information

Leasehold

Lease: 163 years remaining

Ground Rent £0

Service Charge: £0

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







BASEMENT
706 sq.ft. approx.



GROUND FLOOR
575 sq.ft. approx.



TOTAL FLOOR AREA: 1281 sq.ft. approx.
Made with Metropix 62026

Property Details

2 Bedrooms
2 Bathrooms
3 Reception Rooms
Flat - Ground Floor

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

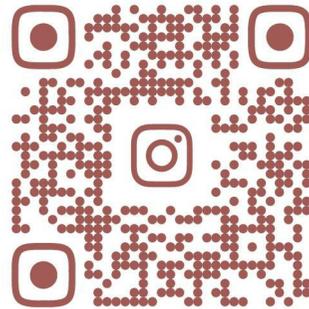
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