To arrange a viewing contact us today on 01268 777400

ASPIRE
ESTATE AGENTS









Tickfield Avenue, Southend-On-Sea Guide price £190,000

Aspire Estate Agents are delighted to present this beautifully presented one-bedroom Edwardian ground-floor flat on the ever-popular Tickfield Avenue, just a 2 minute walk from Prittlewell Train Station. Combining period character with modern living, the property benefits from its own private entrance, spacious bay-fronted lounge, generous separate kitchen, double bedroom with fitted wardrobes, modern bathroom, private front and rear gardens, a long lease and share of freehold. Importantly, consent has already been granted for a dropped kerb, offering excellent potential to create off-street parking to the front.

GUIDE PRICE £190,000-£200,000 *NO-ONWARD-CHAIN!*

Aspire Estate Agents are delighted to introduce this beautifully presented one-bedroom Edwardian ground-floor flat, ideally positioned on the ever-popular Tickfield Avenue and just a short walk from Prittlewell Train Station, making it an excellent choice for commuters requiring convenient access into London.

Full of period charm yet presented with a modern finish, the property offers a fantastic sense of space throughout and has the added benefit of its own private entrance, helping it feel more like a small house than a traditional flat.

The accommodation begins with a generous entrance hallway, creating a welcoming first impression and providing access to the principal rooms.

To the front is a spacious bay-fronted lounge, where the large Edwardian bay window allows plenty of natural light to flood the room. With excellent proportions and plenty of space for full-size furniture, this is an inviting main reception room ideal for both relaxing and entertaining.

The separate kitchen is also particularly generous, offering excellent worktop and storage space with plenty of room for everyday cooking and practical day-to-day living.

The bedroom is a well-proportioned double room and benefits from fitted wardrobes, providing useful built-in storage while still leaving plenty of floor space.

A modern bathroom and additional storage complete the internal accommodation.

Outside, the property benefits from both a private front garden and its own private rear garden. The rear garden provides an excellent space for outdoor dining, entertaining or simply relaxing, while the front garden offers a particularly valuable opportunity, with consent already granted for a dropped kerb, allowing the potential creation of off-street parking.

Further benefits include a long lease and share of freehold, adding further appeal for buyers seeking greater security and control.

Tickfield Avenue is ideally placed for a wide selection of local shops, cafés, parks and everyday amenities, while Southend City Centre is also within easy reach. Prittlewell Train Station is only a 2 minute walk away, providing excellent rail links, and there are numerous bus routes and road connections nearby.

With its Edwardian character, private entrance, generous accommodation, private gardens, long lease, share of freehold and existing dropped-kerb consent, this is a superb opportunity in a highly convenient location and early viewing is strongly recommended.

Hallway
15 x 5 (4.57m x 1.52m)

Lounge
15 x 12 (4.57m x 3.66m)

Bedroom
11 x 10 (3.35m x 3.05m)

Kitchen
15 x 8 (4.57m x 2.44m)

Bathroom
8 x 5 (2.44m x 1.52m)

Garden
40 (12.19m)

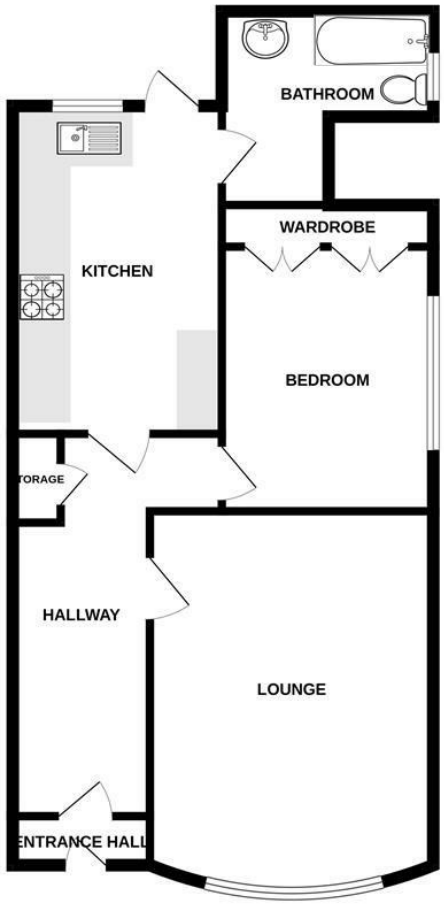
DISCLOSURE OF INTEREST Under the estate agents act 1979 we would like to note that the seller has a connection with the estate agents.

In accordance with Section 21 of the Estate Agents Act 1979, we hereby disclose that:

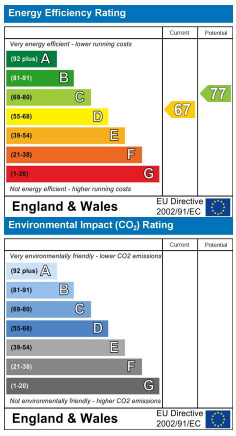
An employee, associate, connected person or principal of this firm does have a personal interest in the sale of this property.

This disclosure is made to ensure full transparency and to allow all parties to make an informed decision before any transactions proceed.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.