

Ist Call

SALES AND LETTINGS



Peartree Close, Southend-On-Sea, SS2 4PY

£150,000 - Leasehold

Spacious 1-bed apartment, no chain! 15'11" lounge, modern kitchen, double glazing & gas heating. Near Garons Sports Complex. Perfect first-time buy or investment. Great value!

This spacious one-bedroom purpose-built apartment represents exceptional value in a highly convenient location, with the popular Garons Sports Complex within easy reach for fitness enthusiasts and recreational activities. Offered with no onward chain for a seamless purchase, this well-designed property maximizes space and comfort throughout. The generous 15'11" lounge creates a bright and welcoming living area perfect for relaxation, while the well-proportioned double bedroom provides comfortable accommodation with ample natural light. The modern fitted kitchen combines style with functionality, ideal for both everyday cooking and entertaining. Contemporary comfort is assured with double-glazed windows ensuring peaceful living and excellent energy efficiency, complemented by reliable gas central heating for year-round warmth and cost-effective heating. This property presents an outstanding opportunity for first-time buyers seeking quality accommodation in a practical location, or investors looking for a rental property with strong appeal to young professionals and sports enthusiasts. The combination of generous space, modern amenities, chain-free sale, and proximity to excellent leisure facilities makes this an exceptional proposition that we feel won't remain available long.

Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with staircase to first floor landing. Two large storage cupboards, one housing the gas central heating & hot water boiler, own front door to...

Entrance Hall

Radiator, meter cupboard with VPhase Voltage Optimiser designed to save energy, loft access, doors off to...

Lounge 15'11 x 10'5 (4.85m x 3.18m)

Double glazed window to front, radiator, feature tiled fireplace, picture rail, door to...

Kitchen 10'5 x 5'11 (3.18m x 1.80m)

Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker with stainless steel extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, double glazed window to rear...

Bedroom 10'5 x 10' (3.18m x 3.05m)

Double glazed window to front, radiator, built in wardrobe cupboards...

Bathroom 5'11 x 5'11 (1.80m x 1.80m)

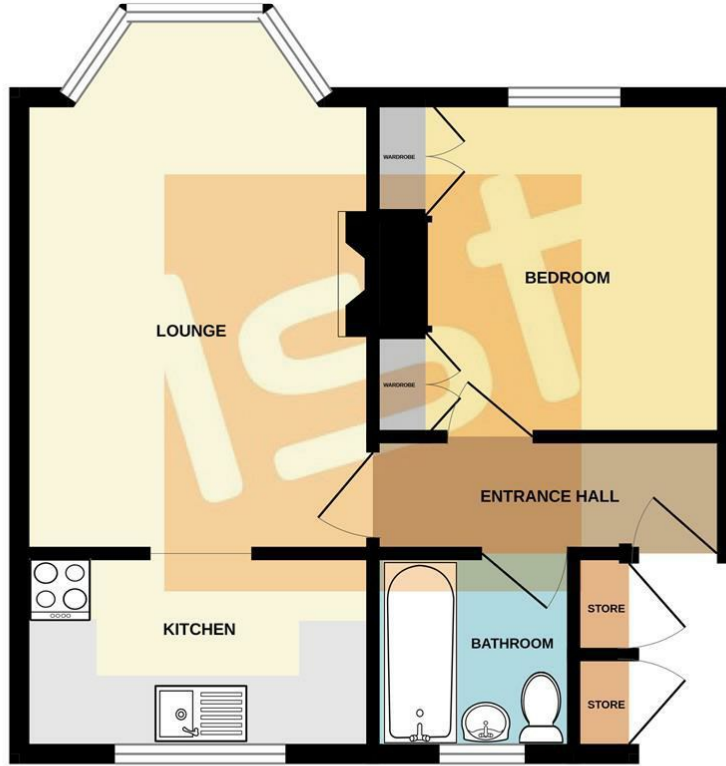
White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., heated towel rail, marble effect panelled splashbacks, obscure double glazed window to rear...

Externally

Communal gardens to rear, mostly laid to lawn...

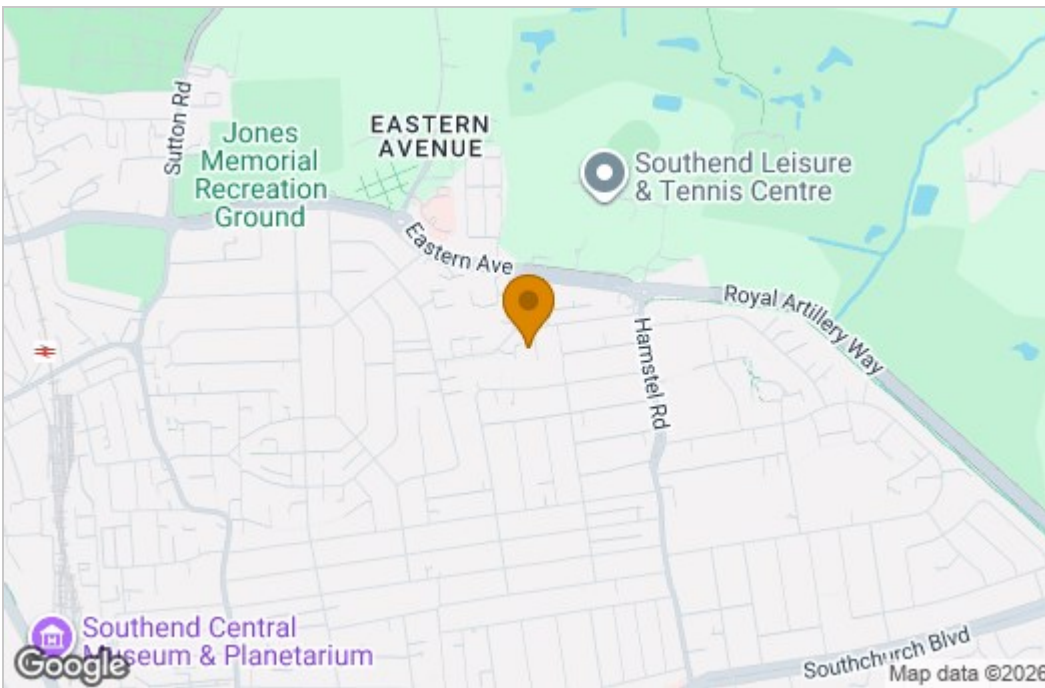
Floor Plan

FIRST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 390 sq.ft. (36.2 sq.m.) approx.
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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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