

# Ist Call

SALES AND LETTINGS



**Pleasant Road, Southend On Sea, SS1 2HJ**

**£185,000 - Leasehold**

Tucked away from the road within the rear block of this well-regarded development, this two-bedroom purpose-built ground floor apartment enjoys a quiet setting just yards from the seafront, with easy access to the city centre and mainline rail stations. The accommodation is well-proportioned throughout, comprising a generous 16ft lounge, two double bedrooms, a fitted kitchen, and a bathroom. Two allocated parking spaces are included within the secure, gated residents' car park — a rare and welcome convenience. Further benefits include double glazed windows and gas central heating, while the property is offered with no onward chain. An internal viewing is highly recommended to fully appreciate what this home has to offer.

### Accommodation Comprising

Double glazed communal entrance door with security entryphone system leading to communal entrance lobby, own front door to...

### Entrance Hall

Radiator, coved ceiling, doors off to...

### Lounge 16'3" x 9'9" (4.95 x 2.97)



Double glazed window to front, radiator, carpet, power points, tv point.

### Kitchen 8'6" x 7'0" (2.59 x 2.13)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated gas hob with oven below and extractor hood over, space for fridge/ freezer, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, coved ceiling, double glazed window to rear over looking communal gardens...

### Bathroom/WC



Modern white suite comprising panelled 'P' bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., tiled splashbacks, radiator, coved ceiling, obscure double glazed window to side...

### Bedroom One 13'0" x 8'0" (3.96 x 2.44)

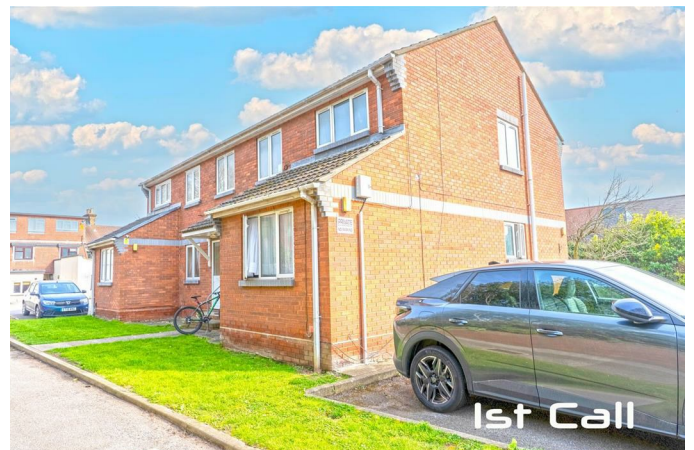
Double glazed window to front, radiator, built in mirror fronted wardrobes...

### Bedroom Two 12'11" x 7'0" (3.94 x 2.13)



Double glazed window to rear over looking communal gardens, radiator, coved ceiling...

### Externally



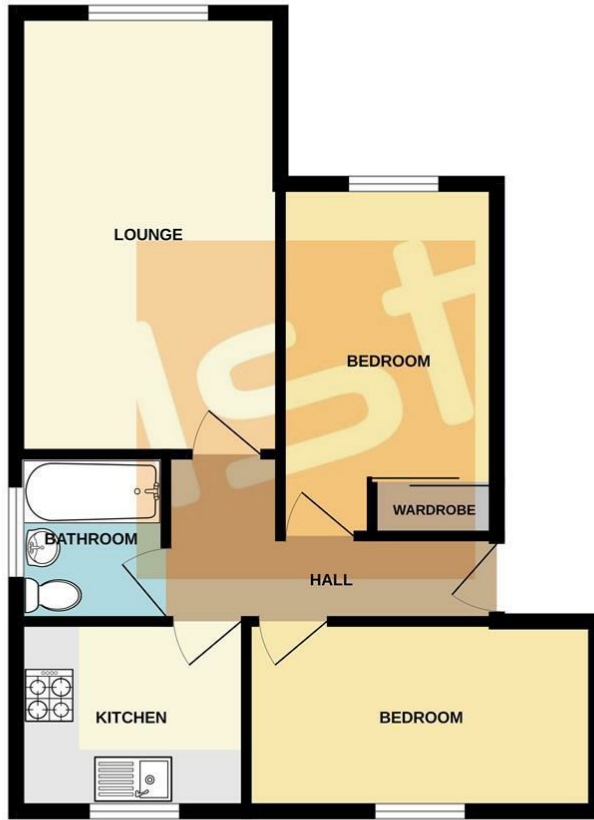
### Parking



Two allocated parking spaces within residents gated car park...

# Floor Plan

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

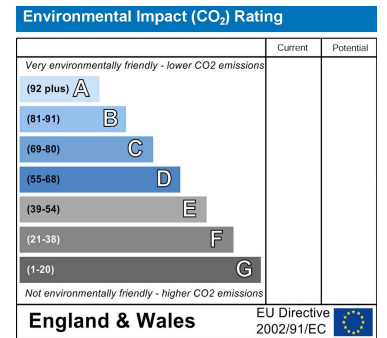
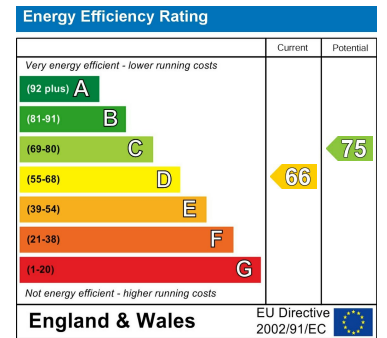


TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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