

# 1st Call

## SALES AND LETTINGS



**Beach Road, Southend-On-Sea, SS1 2TR**

**£190,000**

This beautifully presented two bedroom ground floor flat is situated just yards from the beach and within easy access of Southend city centre and local rail stations. Benefiting from a 50% share of the freehold the property offers a lovely front lounge which is open plan to a modern fitted kitchen, two bedrooms and a modern bathroom. With double glazed windows and gas central heating the property also benefits from its own private low maintenance rear garden and whether you are looking to invest in a new home or seeking a rental opportunity, this property is sure to impress with its charm and prime location. Do not miss the chance to make this delightful flat your own.

## Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

### Lounge 13'9 into bay x 11'2 (4.19m into bay x 3.40m)



Double glazed bay window to front with fitted shutters, radiator, feature cast iron fireplace, laminate wood flooring, smooth plastered ceiling with ceiling rose, open plan to...

### Kitchen 8'10 x 4'11 (2.69m x 1.50m)



Range of modern fitted grey high gloss base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and stainless steel extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, laminate wood flooring, smooth plastered ceiling with inset spotlights...

### Inner Hallway

Double glazed door to side, radiator, laminate wood flooring, smooth plastered ceiling, doors off to...

### Bedroom 2 8'10 x 6'1 (2.69m x 1.85m)



Double glazed window to rear, radiator, smooth plastered ceiling...

### Bathroom 6'11 x 5'11 (2.11m x 1.80m)



Modern white suite comprising panelled bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, tiled splashbacks and flooring, extractor fan, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...

### Bedroom 1 10'7 x 10'2 (3.23m x 3.10m)



Double glazed window to rear, radiator, smooth plastered ceiling...



## Externally

### Rear Garden



Own rear garden comprising paved patio area, remainder laid with artificial turf...



## Parking

The property is located within a residents permit zone and annual permits are available from the Local Authority with the following costs at the time of printing -

Electric vehicles - £10.50 per annum (applies only to fully electric vehicles, not hybrids)

1st permit - £22.00 per annum

2nd permit - £36.50 per annum

3rd permit - £70.00 per annum

4th permit - £102.00 per annum

company vehicle - £135.00 per annum\*

\*Company cars will be charged at the standard permit price. Only non-car company vehicles (e.g. vans, trucks) will be charged the company vehicle rate.

More information can be found at - <https://www.southend.gov.uk>

## Agents Note

The property is located in what is considered to be a high risk surface water flooding zone, however we have been advised that neither Beach Rd or the property itself have ever flooded in recent memory. This will come up in any environmental searches and may affect some mortgage lenders decisions but not all. For further information please contact the selling agent...

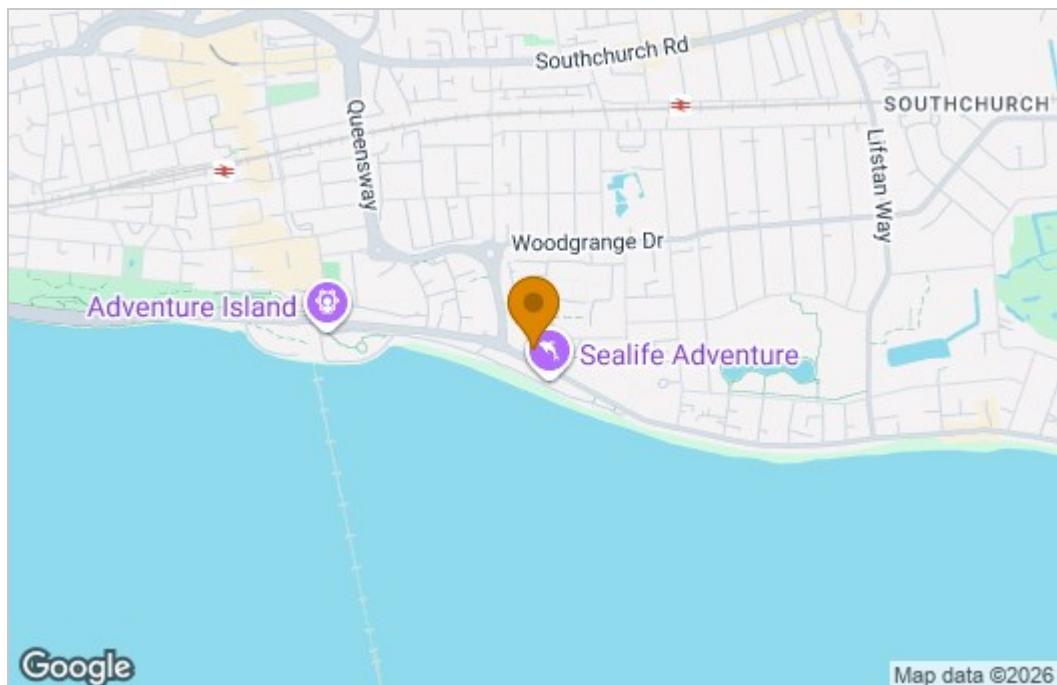
## Floor Plan

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

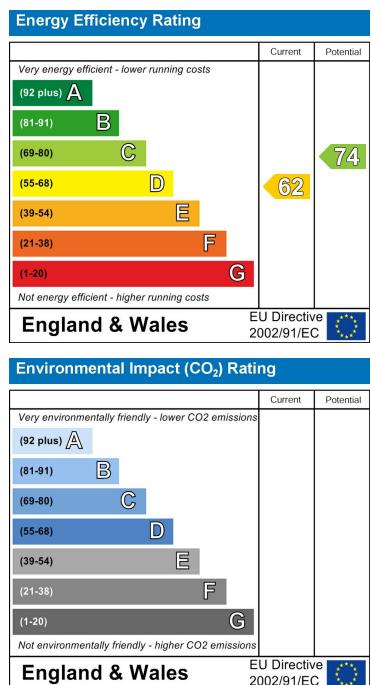


TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.