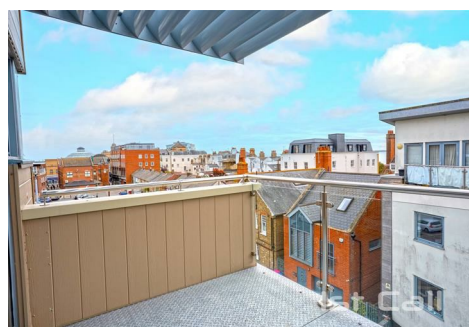


# Ist Call

## SALES AND LETTINGS



### Plaza Royal Mews, Southend-On-Sea, SS1 1GL

**Offers Over £175,000**

**\*\* MOTIVATED SELLER - REDUCED FOR QUICK SALE \*\*** Modern 2 double bed city centre apartment with large south-facing balcony. Open-plan living, master en suite, lift access & parking. No chain. Prime location near High Street, stations & seafront. Must view!

Discover this exceptional two-bedroom third floor apartment in a prime city centre location, where the High Street, rail stations, and stunning seafront are all within easy reach. This beautifully presented modern home boasts a spectacular large south-facing balcony that offers rooftop views and glimpses of the estuary. The spacious open-plan living room and kitchen create a contemporary lifestyle hub perfect for both relaxation and entertaining. Two generously sized double bedrooms provide comfortable accommodation, with the master featuring a luxurious en suite, while a stylish family bathroom serves the second bedroom. Practical benefits include convenient lift access and your own allocated parking space within the secure residents' car park - invaluable in this sought-after central location. The combination of modern presentation, premium amenities, and unbeatable convenience makes this an outstanding opportunity. Offered with no onward chain for a seamless purchase process, this remarkable apartment represents the perfect blend of city living and coastal proximity. Competitively priced viewing is essential to fully appreciate the quality, space, and lifestyle potential this exceptional property offers.



### Accommodation Comprising

Front door with security entryphone system providing access to communal entrance lobby with lift and stairwell access to the third floor landing. Own front door to...

### Entrance Hall



Wall mounted electric heater, large built in airing and storage cupboard, wood flooring, smooth plastered ceiling, doors off to...

**Open Plan Living Room/ Kitchen 15'5 x 14'4  
(4.70m x 4.37m)**

### Kitchen Area



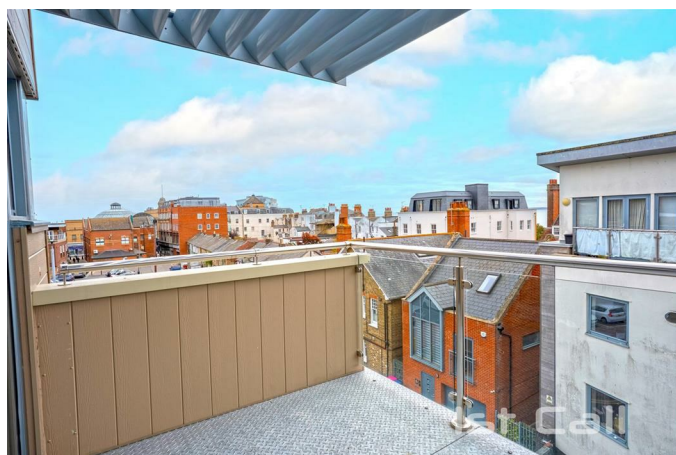
Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and extractor hood over, stainless steel splashback, integrated fridge/ freezer, space and plumbing for washing machine or dishwasher, matching range of wall mounted units, breakfast bar, smooth plastered ceiling with inset spotlights, wood flooring, double glazed window to side, open plan to...

### Living Space



Large double glazed sliding patio doors to large south facing balcony, additional double glazed windows to side and rear, wood flooring, wall mounted electric heater, smooth plastered ceiling...

### Balcony



South facing with glazed balustrade and offering partial estuary views...





### En Suite



### Bedroom 1 10'8 x 10'4 (3.25m x 3.15m)



Double glazed window to side, wall mounted electric heater, range of fitted wardrobe cupboards, smooth plastered ceiling, door to...

White suite comprising shower cubicle, vanity wash hand basin, ow level W.C., fully tiled walls, wall mounted electric fan heater, smooth plastered ceiling with extractor fan...

### Bedroom 2 11'11 x 8'11 (3.63m x 2.72m)



Double glazed window to rear, wall mounted electric heater, range of fitted wardrobe cupboards, smooth plastered ceiling...





**Bathroom 7'1 x 5'5 (2.16m x 1.65m)**



Modern white suite comprising panelled bath with mixer tap and shower attachment, separate shower cubicle, vanity wash hand basin, low level W.C., wall mounted electric fan heater, fully tiled walls, smooth plastered ceiling with inset spotlights and extractor fan...

**Externally**

Allocated parking space within residents car park...

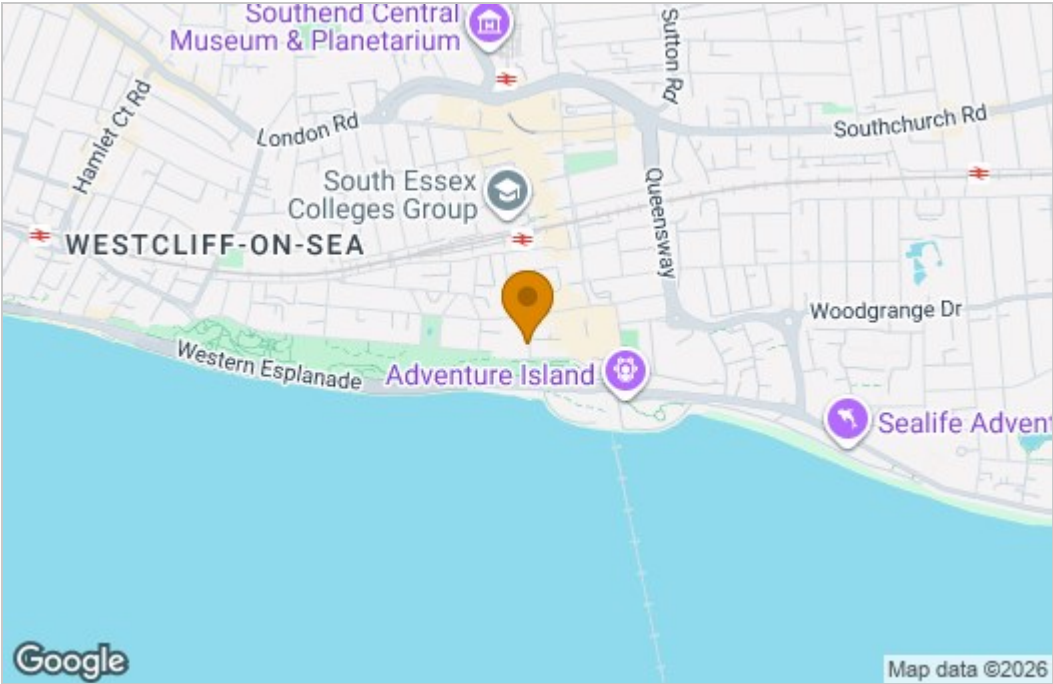
Floor Plan

THIRD FLOOR  
599 sq.ft. (55.6 sq.m.) approx.

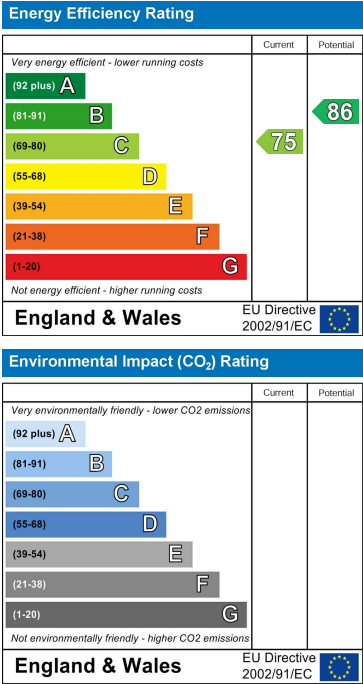


TOTAL FLOOR AREA : 599 sq.ft. (55.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and 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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