

# Ist Call

## SALES AND LETTINGS



### Honiton Road, Southend On Sea, SS1 2RT

**£160,000**

2-bed raised ground floor flat, no chain! Open-plan living, secure gated parking, communal roof terrace. Near seafront, stations & city centre. Perfect for couples/small families. Great investment potential!

Offered with no onward chain and located in a great position close to the seafront, rail stations and city centre is this well-proportioned two bedroom raised ground floor apartment perfect for small families, couples, or individuals seeking a comfortable home. The flat features a spacious open plan living room/ kitchen, providing an inviting space for relaxation and entertaining guests as well as two good sized bedrooms and a modern bathroom. One of the standout features of this property is the allocated parking space within the secure gated residents car park. With local amenities, shops, and transport links nearby, you will find everything you need within easy reach and the property presents an excellent opportunity for anyone looking to settle into a welcoming neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress and don't miss the chance to make this lovely apartment your new home.



### Accommodation Comprising

Front door with security entryphone system providing access to communal entrance lobby with own front door to...

### Entrance Hall

Wall mounted electric heater, built in storage cupboard also housing hot water cylinder, laminate wood flooring, smooth plastered ceiling, doors off to...

### Open Plan Living Room/ Kitchen 17'3 x 16'5 max overall (5.26m x 5.00m max overall)



### Kitchen Area



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

### Living Room



Two double glazed windows to front, wall mounted electric heater, laminate wood flooring, smooth plastered ceiling...



### Bedroom 1 13'3 x 9'10 (4.04m x 3.00m)



Double glazed window to front, wall mounted electric heater, fitted wardrobe, laminate wood flooring, smooth plastered ceiling...



**Bedroom 2 9'10 x 7'6 (3.00m x 2.29m)**



Double glazed window to front, electric heater, laminate wood flooring, smooth plastered ceiling...

**Bathroom 7'1 x 5' (2.16m x 1.52m)**

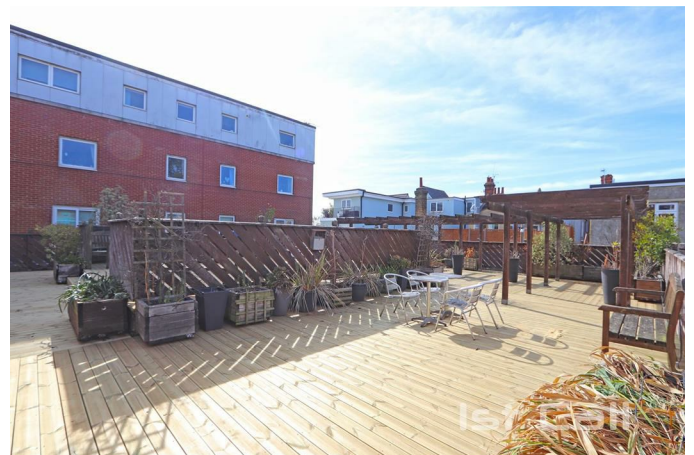


Modern white suite comprising panelled bath with central mixer tap and shower unit over, wall mounted wash hand basin, low level W.C., wall mounted electric fan heater, electric shaver point, tiled splashbacks and flooring, extractor fan, smooth plastered ceiling with inset spotlights...

## Externally



Communal decked roof garden for use of all residents...



## Secure Parking



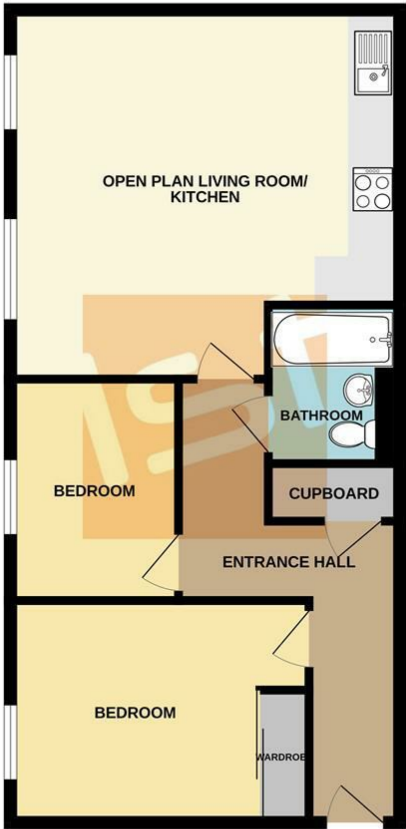
Allocated undercover parking space within gated residents car park accessed via Honiton Road...





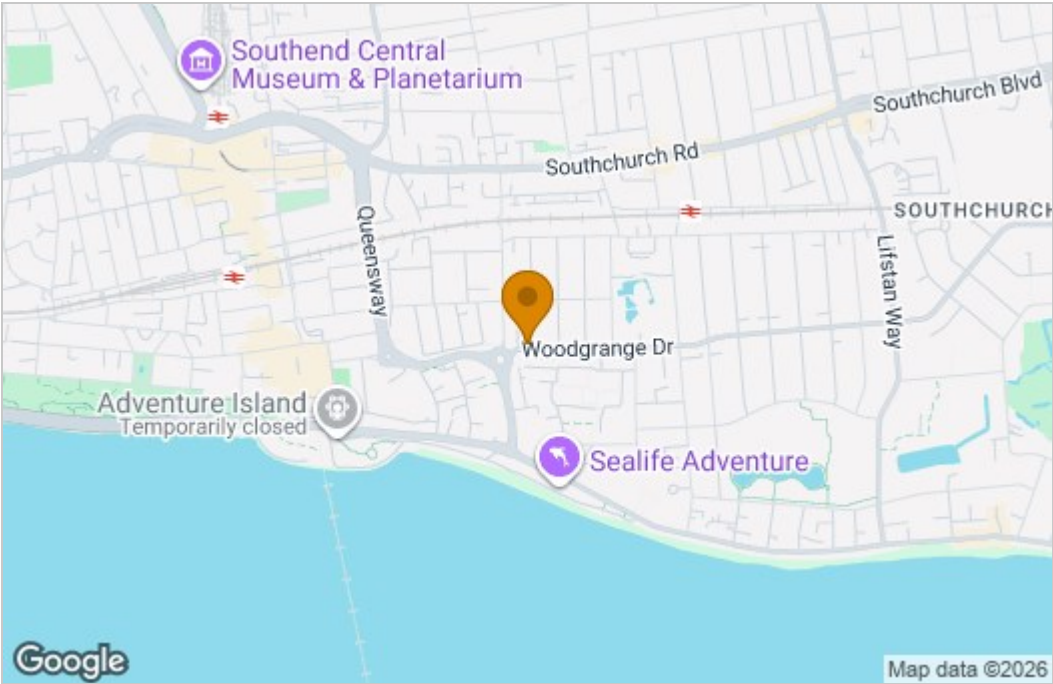
Floor Plan

GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

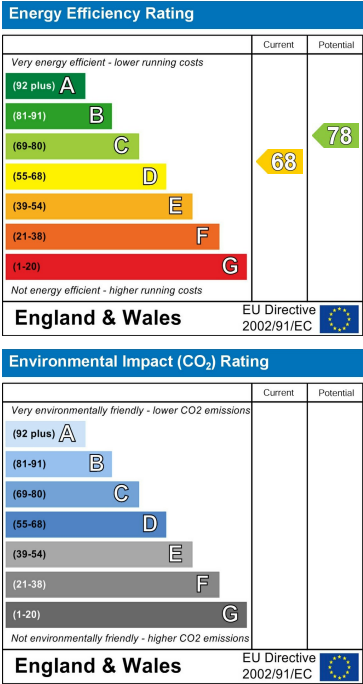


TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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