

Ist Call

SALES AND LETTINGS



Boscombe Road, Southend-On-Sea, SS2 5JE

£215,000 - Leasehold

Offered for sale with no onward chain, this spacious one-bedroom ground floor apartment combines period character with generous living space and excellent outside space. Featuring an impressive 15'11 bay-fronted lounge with fitted shutters and a log-burning stove, a large double bedroom, a well-proportioned kitchen/breakfast room, conservatory and separate utility room, the property offers versatile accommodation throughout. Outside, there is an attractive approx. 60ft private rear garden with timber shed and greenhouse, together with an electric roller door, accessed via Swanage Road, providing valuable off-street parking. The front garden also offers potential for off-street parking, subject to the necessary consents. Ideally positioned within easy reach of Southend city centre, mainline rail links and the seafront, this unique home is ideal for first-time buyers, downsizers or investors.

Accommodation Comprising

Front door with original coloured lead lites leading to communal entrance lobby with own front door to...

Entrance Hall

Radiator, laminate wood flooring, understairs storage cupboards, further overhead storage cupboard, doors off to...

Lounge 15'6 into bay x 15'11 (4.72m into bay x 4.85m)



Large double glazed bay window to front with fitted shutters and coloured lead lites over, radiator, feature fireplace with inset log burning stove, smooth plastered ceiling...



Bedroom 15'7 x 11'3 (4.75m x 3.43m)



Bay window to rear with original coloured lead lite door to conservatory, radiator, built in alcove wardrobe cupboards, picture rail, coved ceiling with ceiling rose...



Kitchen/ Breakfast Room 13' x 10'3 (3.96m x 3.12m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker, space for fridge/freezer, matching wall mounted units, tiled splashbacks, radiator, window to rear, door to...



Utility Room/ Lobby 7'8 x 4'4 (2.34m x 1.32m)



Door to conservatory, space and plumbing for washing machine with storage above and wall mounted gas central heating & hot water boiler (installed February 2026), door to...

Bathroom 7'8 x 6' (2.34m x 1.83m)



White suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level W.C., tiled splashbacks, radiator, inset ceiling spotlights, obscure double glazed windows to side and rear...

Conservatory 13'1 x 12'3 max overall (3.99m x 3.73m max overall)



Polycarbonate roof, high level window to side aspect, double glazed windows to rear aspect with french doors to garden...



Externally

Front Garden

Own front garden offering potential for off street parking space subject to necessary planning consents being sought and granted (the current owner uses the front for parking utilising neighbours dropped kerb for access...

Rear Garden



Own rear garden approx. 60' in depth with established flower/ shrub borders, further area to foot of garden with timber shed and greenhouse...



Parking



Concreted hardstanding with electric roller door providing off street parking accessed via service road from Wimborne Road...

Agents Note

The seller has negotiated a lease extension with the freeholder which will be completed alongside the sale providing a 125 year term...

Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy

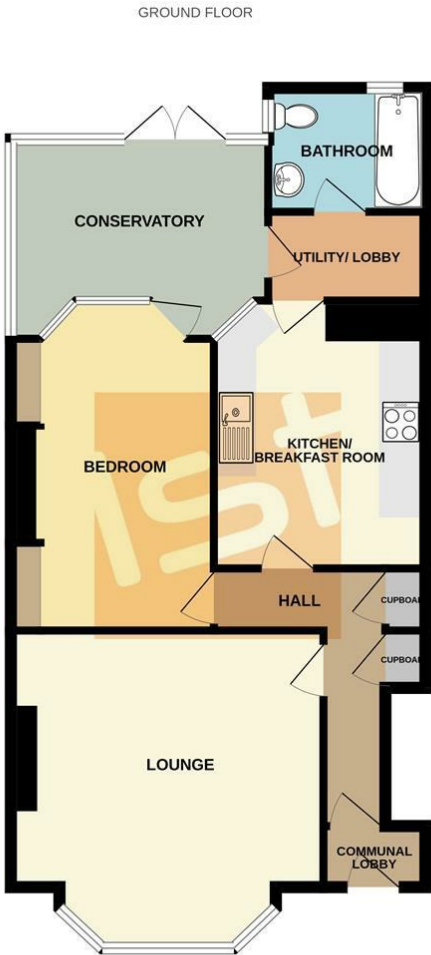
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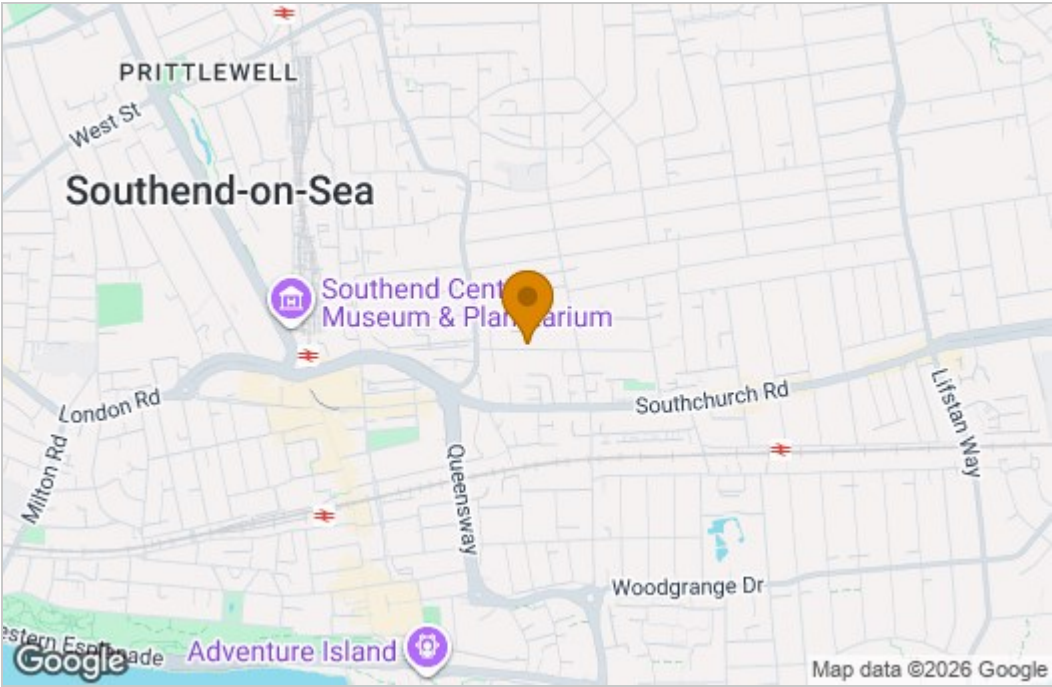
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Floor Plan

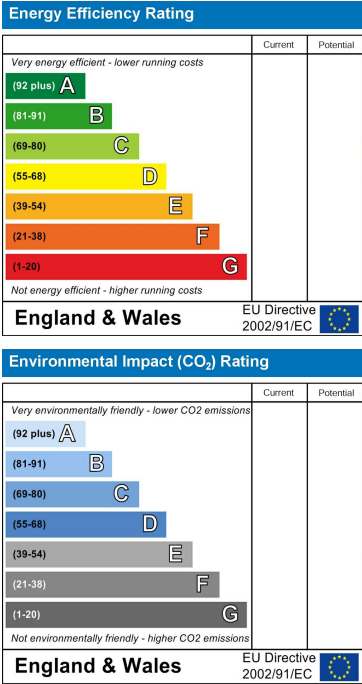


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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