

# Ist Call

## SALES AND LETTINGS



### Kensington Road, Southend On Sea, SS1 2TA

**£240,000**

Stunning ground floor garden flat with parking! Double bedroom opens onto sunny decking, rear garden, beautifully presented throughout. Near Southchurch Park & station. 100+ year lease. Quality throughout & must be viewed!

This beautifully presented one-bedroom ground floor garden flat enjoys an exceptional location with Southchurch Park, local shopping facilities, and Southend East railway station all within easy reach - perfect for both peaceful living and convenient transport connections. This property genuinely ticks every box, offering a charming front lounge that creates a welcoming atmosphere for relaxation and entertaining. The spacious double bedroom provides comfortable accommodation with the delightful bonus of direct access to a large decked area that captures beautiful morning sunshine - imagine starting each day with coffee in your private outdoor space! The fitted kitchen combines style with functionality for modern living, while the contemporary shower room completes the interior with quality fixtures and finishes. Outdoor living is exceptional with a lovely rear garden providing a peaceful sanctuary for gardening, entertaining, or simply unwinding. The convenience of off-street parking adds significant practical value in this sought-after location. With over 100 years remaining on the lease, this property offers excellent long-term security and peace of mind. The combination of quality presentation, outstanding location, private outdoor spaces, and practical amenities makes this a truly exceptional opportunity. Viewing is absolutely essential to fully appreciate the superior quality and unique charm this delightful ground floor garden flat offers.

### Accommodation Comprising

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

### Entrance Hall



Radiator, stripped and varnished wooden flooring, built in storage cupboard, smooth plastered coved ceiling, doors off to...

### Lounge 14'7 into bay x 11'11 (4.45m into bay x 3.63m )

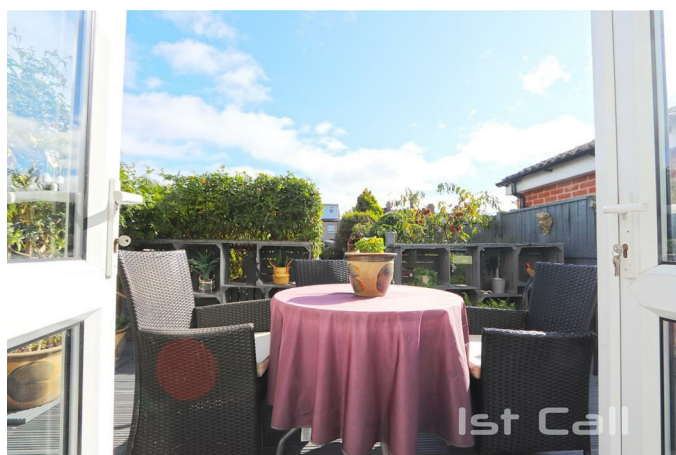
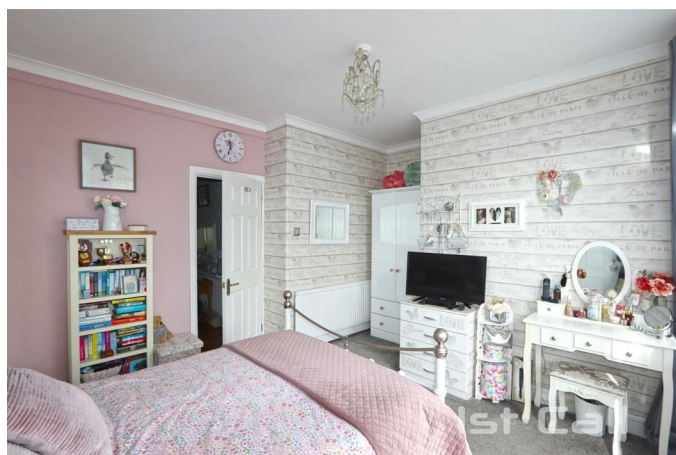


Double glazed bay window to front, radiator, feature fireplace with inset gas fire, tiled inserts, wooden surround and slate hearth, dado rail, smooth plastered coved ceiling with ceiling rose...

### Bedroom 12'4 x 11'5 plus recess (3.76m x 3.48m plus recess)



Double glazed french doors and windows to rear decking and garden, radiator, range of fitted wardrobe cupboards, smooth plastered coved ceiling...



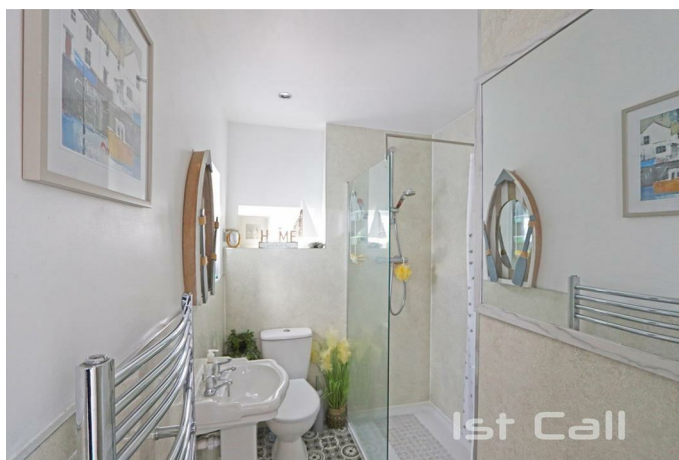
### Kitchen 10'3 x 8'7 (3.12m x 2.62m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space for electric cooker, space and plumbing for washing machine, space for further appliances, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, smooth plastered ceiling, part glazed door and windows to side, door to...



### Shower Room 10'5 x 5'7 (3.18m x 1.70m)



Suite comprising large glazed walk in shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, panelled splashbacks, obscure glazed windows to side and rear...

### Externally

#### Front Garden

Own front garden, block paved providing off street parking space with path to front door and flower/ shrub borders...

#### Rear Garden



Large timber decked patio area accessed via bedroom, steps down to garden which is mostly laid to lawn with established flower/ shrub borders, timber shed with power connected, covered area to side with part glazed door to kitchen and gate providing access to the front of the property...



## Agents Note



The first floor flat have a right of access to the side of the property and through the garden to access their garden area...



Floor Plan

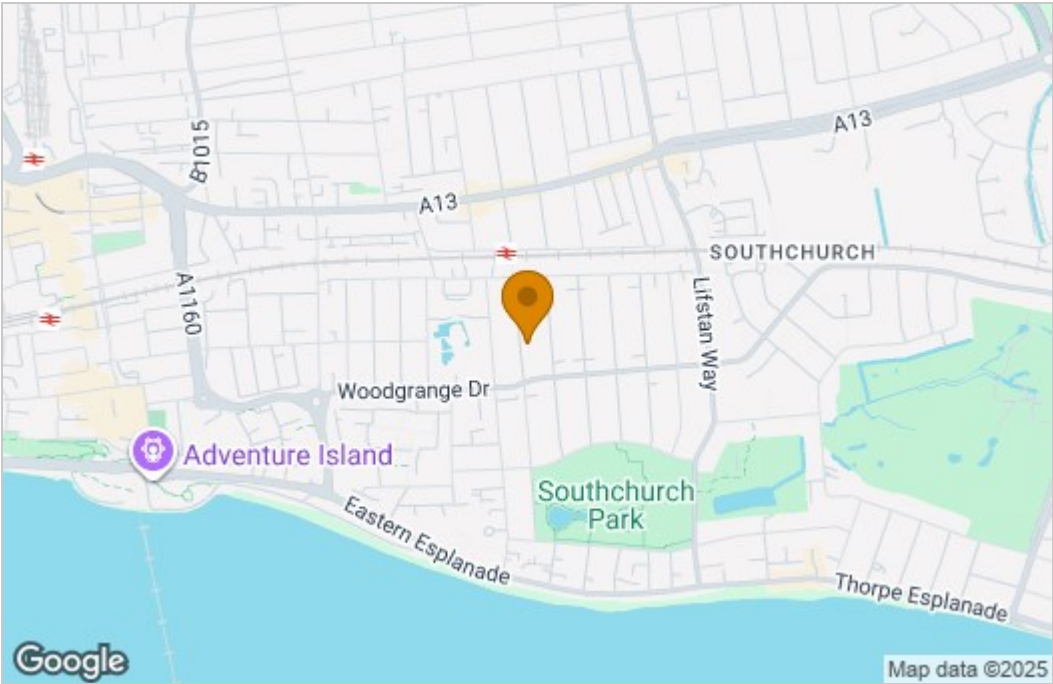


TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

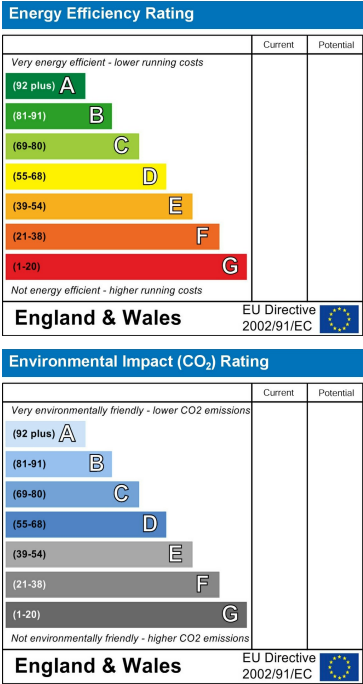
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2025

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.