

Ist Call

SALES AND LETTINGS



Honiton Road, Southend On Sea, SS1 2RY

£165,000

Ready-made BTL investment! Tenanted 1-bed flat earning £875pcm (£10,500pa). Off-street parking, 186yr lease. Near station, city & seafront. Perfect portfolio addition!

PRIME BUY-TO-LET INVESTMENT OPPORTUNITY - This well-presented one-bedroom first floor apartment is offered as a ready-made investment with an existing tenant in situ paying £875 per month (approximately £10,500 per annum), providing immediate rental income from day one. The property boasts excellent fundamentals for long-term investment success. With 186 years remaining on the lease, mortgage lending and resale concerns are completely eliminated, while the valuable benefit of off-street parking adds significant tenant appeal and property value. The location is particularly strong for rental demand, positioned close to Southend East railway station for commuter appeal, the vibrant city centre for amenities and entertainment, and the stunning seafront for lifestyle attraction. This combination ensures consistent tenant interest and strong rental yields. For investors seeking to expand their portfolio or first-time landlords looking for a turnkey investment with proven income, this property represents an exceptional opportunity. The existing tenancy, extended lease term, practical parking, and prime location create the perfect investment package. This would make an excellent addition to any buy-to-let portfolio, offering both immediate returns and long-term capital growth potential in a sought-after coastal location.

Accommodation Comprising

Front door leading to communal entrance lobby with staircase to first floor landing. Own front door to...

Entrance Hall



Laminate wood flooring, radiator, doors off to...

Lounge 15'2" x 11'9" (4.62 x 3.58)



Double glazed bay window to front, radiator, feature fireplace with inset electric fire, laminate wood flooring, coved ceiling with ceiling rose...

Kitchen 12'6" x 6'8" (3.81 x 2.03)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas cooker, space and

plumbing for washing machine, space for fridge/freezer, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, double glazed window to front...

Bedroom 12'6" x 39'4" (3.81 x 12)



Double glazed window to rear, radiator, built in wardrobe cupboard, laminate wood flooring, coved ceiling...

Bathroom/WC



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., radiator, fully tiled walls, obscure double glazed window to rear...

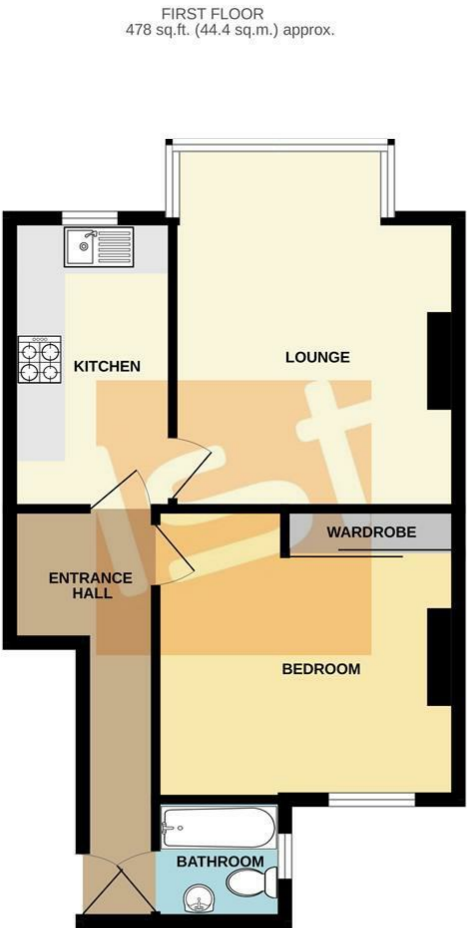
Externally

Off street parking space to rear of property...

Leasehold Information

The lease was originally for a period of 224 years from 24th June 1988 thereby leaving 186 years remaining. The annual Ground Rent is £100 and the annual Service Charge has been £1500 recently due to works that were required but we understand that this will be reducing to circa £900 as of October this year...

Floor Plan

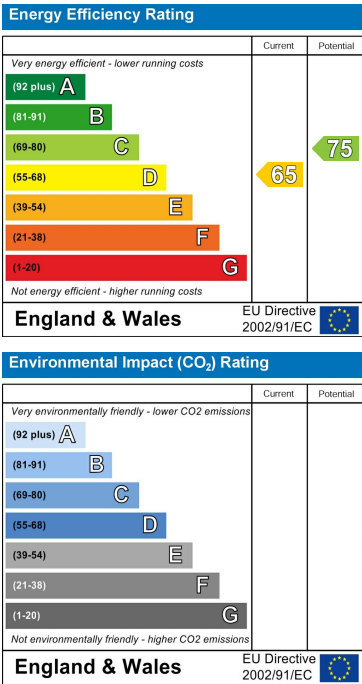


TOTAL FLOOR AREA - 478 sq.ft. (44.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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