

Ist Call

SALES AND LETTINGS



Lifstan Way, Southend On Sea, SS1 2XF

£180,000

Offered with no onward chain and situated in a fantastic location close to the seafront, Southchurch Park and Southend East rail station this first floor flat which benefits from off street parking and is to be offered with the benefit of an extended lease which we understand will offer in excess of 150 years remaining lease term. With a spacious front lounge, there is one double bedroom and a useful nursery/ home office along with the kitchen and bathroom. With off street parking, double glazed windows and gas central heating the property requires some decorative improvements but offers a great opportunity whether it be as a first time buy or an investment purchase.

Accommodation Comprising

Double glazed front door providing access to communal entrance lobby with own front door to...

Entrance Hall

Staircase to first floor landing, doors off to...

Lounge 15'7 into bay x 12' (4.75m into bay x 3.66m)



Large lead lite double glazed bay window to front, additional coloured lead lite feature windows to side, radiator, coved ceiling...

Bedroom 12' x 11'11 (3.66m x 3.63m)



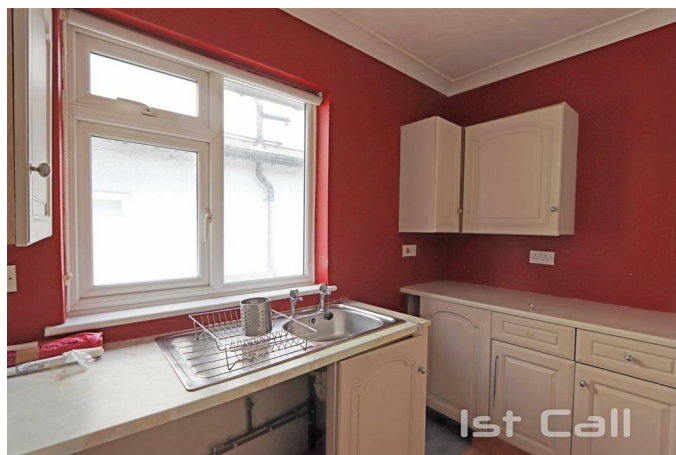
Large double glazed window to rear, radiator, smooth plastered coved ceiling...

Nursery/ Office 7'7 x 5'1 (2.31m x 1.55m)



Lead lite double glazed window to front, radiator, laminate wood flooring, coved ceiling...

Kitchen 9'1 x 4'10 (2.77m x 1.47m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker, space and plumbing for washing machine, radiator, coved ceiling, double glazed window to side...

Bathroom 8'8 x 8'1 (2.64m x 2.46m)



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., tiled splashbacks, radiator, built in cupboard housing gas central heating & hot water boiler, obscure double glazed window to rear...

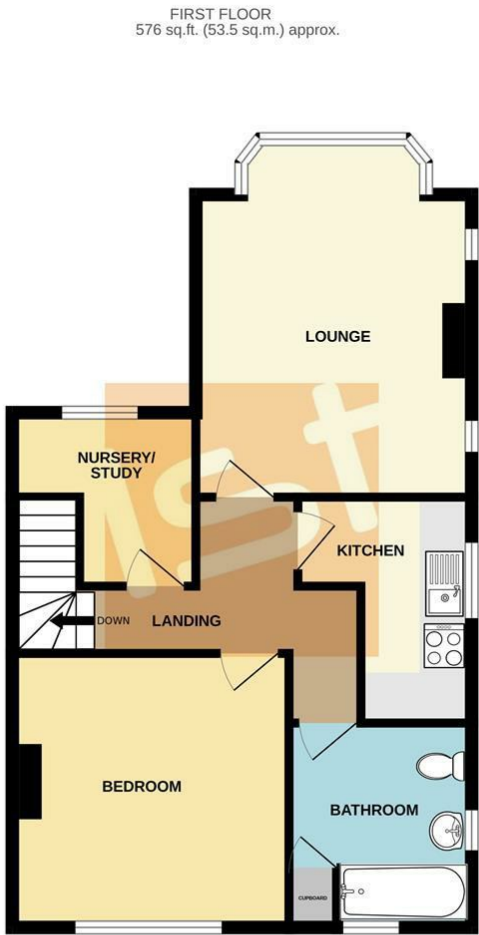
Off Street Parking

Allocated off street parking space to front of property...

Agents Note

We understand that the seller has agreed to extend the lease which will complete alongside the sale and will provide over 150 years remaining lease term with £0 annual Ground Rent...

Floor Plan

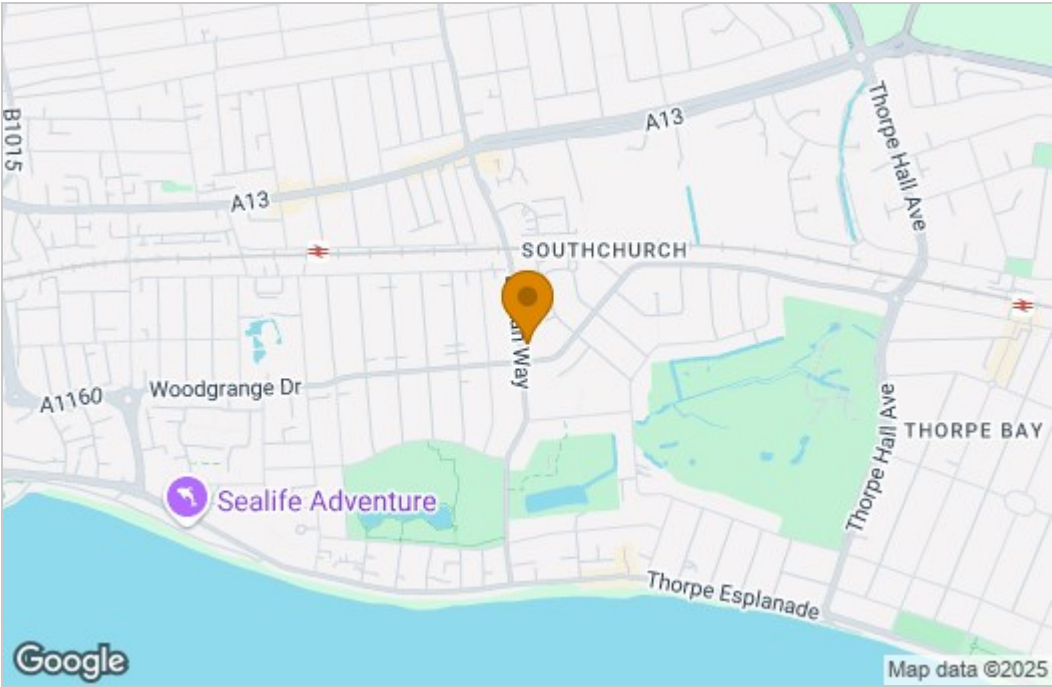


TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

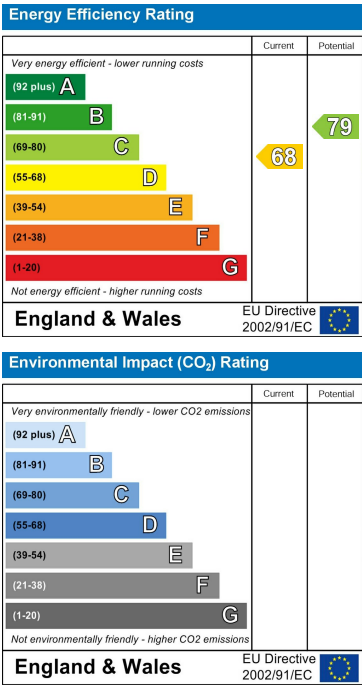
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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