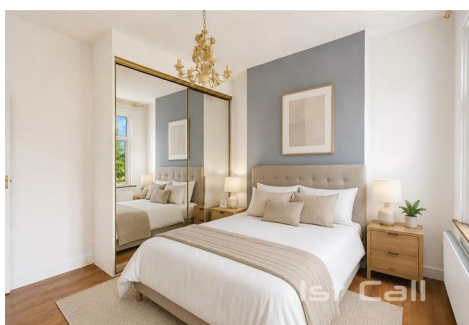


Ist Call

SALES AND LETTINGS



Honiton Road, Southend On Sea, SS1 2RY

£155,000 - Leasehold

Situated in a highly convenient location, just a short walk from the seafront, Southend city centre and excellent transport links, this spacious first floor apartment has just been reduced and, in our opinion, represents great value and is an ideal first-time purchase or investment opportunity. Well presented throughout, the property offers a bright bay-fronted lounge, a modern fitted kitchen, a generous double bedroom with built-in wardrobe and a well-appointed bathroom. Further benefits include gas central heating, double glazing, an allocated off-street parking space and a long lease (185 years). Offered for sale with no onward chain, an early viewing is highly recommended.

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...

Parking



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

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 of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information

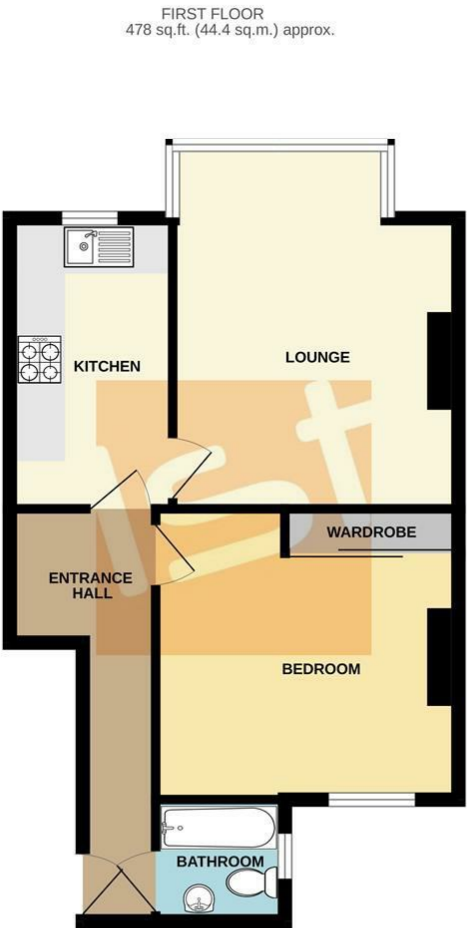
before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, virtual staging or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan



TOTAL FLOOR AREA - 478 sq.ft. (44.4 sq.m.) approx.

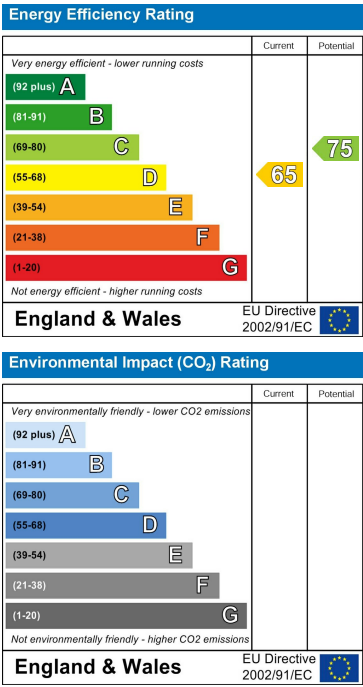
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.