1st Call
SALES AND LETTINGS









Heygate Avenue, Southend On Sea, SS1 2AN

£200,000 - Leasehold

A spacious two bedroom first floor flat offered chain free and situated close to Southend City Centre, the seafront and rail stations. With an 18' lounge, two double bedrooms and a kitchen large enough to dine in, the property further benefits from a rear garden accessed via a staircase from the kitchen and an off street parking space to the front of the property. Fully double glazed and with gas central heating, an internal viewing is highly recommended.

Accommodation Comprising
Front door leading to communal entrance lobby with own front door to...

First Floor Landing
Staircase to first floor landing, radiator, doors off to...

Lounge 15'1 into bay x 18' (4.60m into bay x 5.49m)



Large double glazed bay window to front, additional double glazed window to front, feature tiled fireplace with wooden surround, picture rail, coved ceiling...



Bedroom 1 12'3 x 11'5 (3.73m x 3.48m)



Double glazed window to rear, radiator, feature cast iron fireplace, picture rail...

Separate W.C.
Low level W.C., coved ceiling, obscure double glazed window to side...

Bathroom 8'8 x 4'10 (2.64m x 1.47m)



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiled splashbacks, radiator, loft access, obscure double glazed window to side...

Bedroom 2 8'8 x 7'2 (2.64m x 2.18m)



Double glazed window to side, radiator, feature cast iron fireplace...

Kitchen/ Breakfast Room 12' x 10'7 (3.66m x 3.23m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, space for gas cooker with extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, radiator, double glazed window to rear, double glazed door to...



Externally



Rear metal staircase accessed from kitchen and giving access to...

Rear Garden



Own rear garden part paved with remainder laid with artificial turf...

Off Street Parking

Cobblestone paved front garden providing allocated off street parking space...

Agents Note

The seller has advised that since 2014, the property has had a new roof, new rear staircase and new double glazed windows...

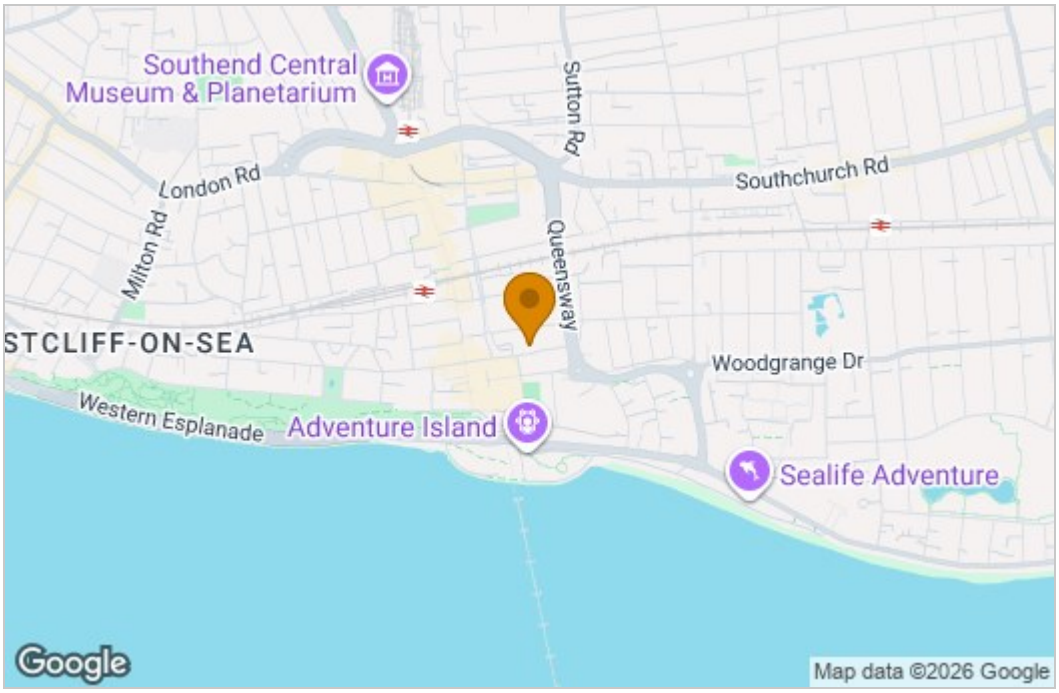
Floor Plan



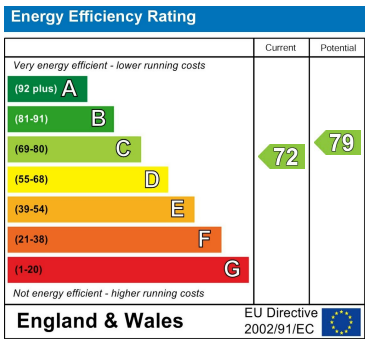
TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

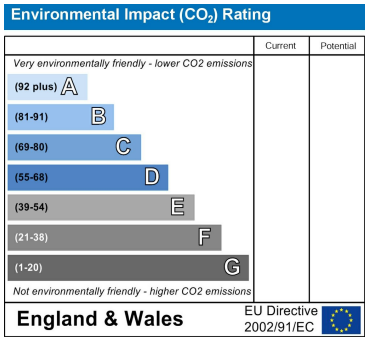
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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193 Woodgrange Drive, Southend On Sea, Essex, SS1 2SG
Tel: 01702616416 Email: info@1stcallproperty.com https://www.1stcallproperty.com