

Ist Call

SALES AND LETTINGS



Peartree Close, Southend-On-Sea, SS2 4PY

£145,000 - Leasehold

No Onward Chain! This spacious one-bedroom purpose-built apartment offers an excellent opportunity for first-time buyers and investors alike. Featuring a bright 15'11" lounge, modern fitted kitchen, generous double bedroom, double glazing and gas central heating, the property is well presented throughout. Conveniently located within easy reach of Garons Sports & Leisure Centre, local shops and transport links, this fantastic-value home is ready to move straight into and is offered with vacant possession. Early viewing is highly recommended.

Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with staircase to first floor landing. Two large storage cupboards, one housing the gas central heating & hot water boiler, own front door to...

Entrance Hall

Radiator, meter cupboard with VPhase Voltage Optimiser designed to save energy, loft access, doors off to...

Lounge 15'11 x 10'5 (4.85m x 3.18m)



Double glazed window to front, radiator, feature tiled fireplace, picture rail, door to...

Kitchen 10'5 x 5'11 (3.18m x 1.80m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker with stainless steel extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, double glazed window to rear...



Bedroom 10'5 x 10' (3.18m x 3.05m)



Double glazed window to front, radiator, built in wardrobe cupboards...



Bathroom 5'11 x 5'11 (1.80m x 1.80m)



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., heated towel rail, marble effect panelled splashbacks, obscure double glazed window to rear...

Externally

Communal gardens to rear, mostly laid to lawn...

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.

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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.

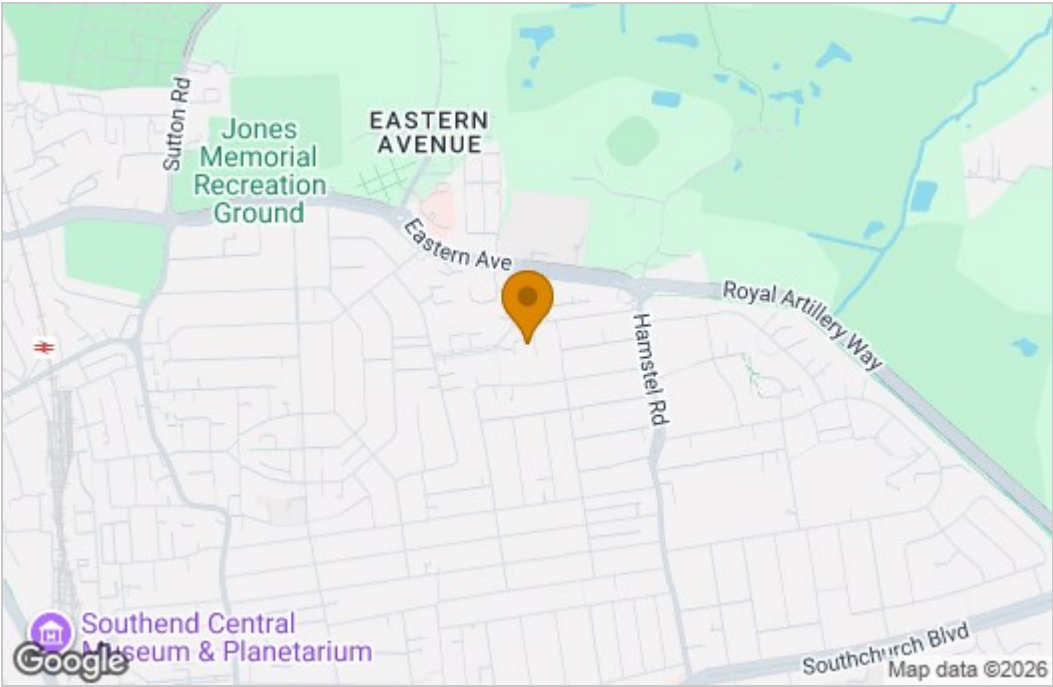
Floor Plan

FIRST FLOOR
390 sq.ft. (36.2 sq.m.) approx.

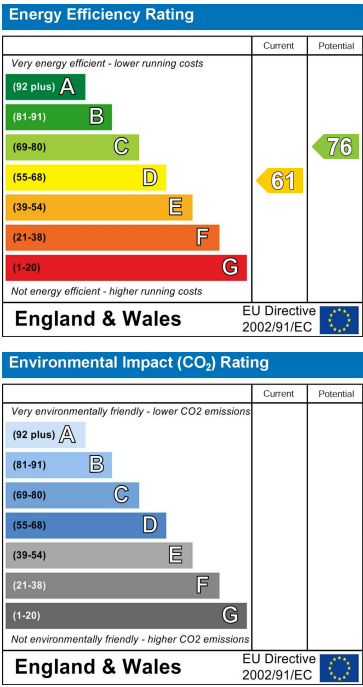


TOTAL FLOOR AREA : 390 sq.ft. (36.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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