

# Ist Call

SALES AND LETTINGS



## Southchurch Road, Southend On Sea, SS1 2PE

**Offers Over £200,000 - Leasehold**

A stylish and well-presented two-bedroom first-floor apartment offering generous living accommodation throughout. The property features an impressive 22ft open-plan lounge and kitchen, two double bedrooms including a master with en suite and a contemporary family bathroom. Available with no onward chain, the apartment benefits from allocated parking within a secure, gated car park exclusive to residents and is ideally positioned within easy reach of Southend City Centre, mainline rail stations and the seafront. With 104 years remaining lease term, an early viewing is highly recommended to avoid disappointment.

### Accommodation Comprising

Front door with security entryphone system providing access to communal entrance lobby with stairs and lift access to first floor landing. Own front door to...

### Entrance Hall

Built in storage cupboard, laminate wood flooring, built in storage cupboard, doors off to...

### Lounge/ Kitchen 22' x 11'11 (6.71m x 3.63m)



### Kitchen Area



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, matching range of wall mounted units, smooth plastered ceiling with inset spotlights, double glazed window to side...

### Living Area



Large double glazed window to rear, wall mounted electric heater, smooth plastered ceiling...

### Bedroom 1 10'9 x 9'4 (3.28m x 2.84m)



Double glazed window to rear, wall mounted electric heater, built in wardrobe cupboard, smooth plastered ceiling, door to...

### En Suite



Modern white suite comprising large walk in shower cubicle, wall mounted wash hand basin, low level W.C., extractor fan, wall mounted electric fan heater, tiled splashbacks, large fitted mirror, smooth plastered ceiling with inset spotlights...

### Bedroom 2 14' x 8'5 (4.27m x 2.57m)



Double glazed window to rear, wall mounted electric heater, smooth plastered ceiling...

### Bathroom



Modern white suite comprising panelled bath, wall mounted wash hand basin, low level W.C., large fitted mirror, tiled splashbacks, wall mounted electric fan heater, extractor fan, smooth plastered ceiling with inset spotlights...

### Externally



Allocated parking space within residents secure gated car park...

# Floor Plan

FIRST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



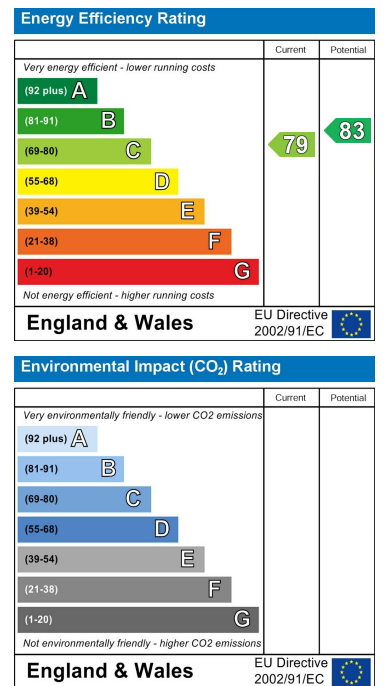
TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

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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