1st Call
SALES AND LETTINGS

Brunswick Road, Southend On Sea, SS1 2UJ

Offers Over £275,000 - Leasehold - Share of Freehold

Exceptional 2-bed first floor flat in prime location! 17'1" lounge, modern kitchen, large rear garden, parking for 2. 196yr lease + 50% freehold. Near park, seafront & station. Must view!

Discover this exceptional two-bedroom first floor apartment, beautifully presented and positioned in one of Southend's most coveted locations. With Southchurch Park, the stunning seafront, and Southend East mainline station all within easy reach, this property offers the perfect blend of tranquil living and excellent connectivity. Step inside to find accommodation that truly impresses. The bright and spacious 17'1" front lounge creates a welcoming atmosphere, while the modern fitted kitchen showcases quality integrated appliances - ideal for both everyday living and entertaining. The thoughtfully planned layout includes a beautiful master bedroom, a well-proportioned second bedroom which is currently utilised as a walk in wardrobe, as well as a luxurious fully tiled bathroom. The property's appeal extends beyond its interior, with a large rear garden providing a private outdoor sanctuary - perfect for relaxation, dining al fresco, or family activities. The convenience of off-street parking for two vehicles adds significant value, particularly in this desirable area. From an investment perspective, this property offers exceptional security with 195 years remaining on the lease and the added benefit of a 50% share of the freehold - providing both peace of mind and potential future opportunities. This remarkable flat represents quality living in a prime location and simply must be viewed to fully appreciate the superior standard of accommodation on offer.

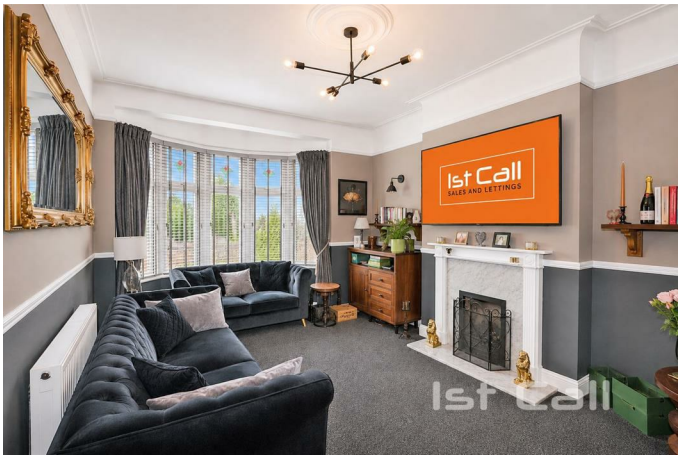
Accommodation Comprising

Double glazed composite front door providing access to...

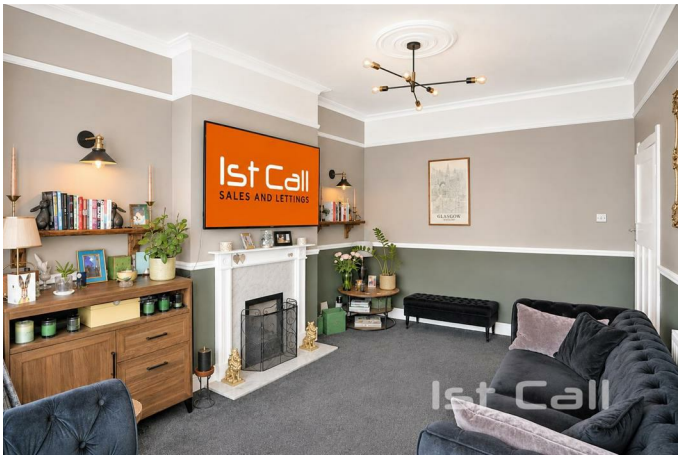
Entrance Hall

Staircase to spacious first floor landing, built in storage cupboard, radiator, loft access, picture rail, smooth plastered coved ceiling, doors off to...

Lounge 17'1 x 11'5 (5.21m x 3.48m)



Double glazed bay window to front, radiator, feature fireplace with inset gas coal effect fire and wooden surround, dado and picture rails, smooth plastered coved ceiling with ceiling rose...



Kitchen 9'4 x 6'11 (2.84m x 2.11m)

Range of modern fitted base units with white quartz effect working surfaces over, inset sink unit, integrated electric hob with oven below and concealed extractor hood over, integrated microwave, fridge/ freezer, washing machine and slimline dishwasher, matching range of wall mounted units with one housing the gas central heating & hot water boiler, cabinet underlighters, radiator, smooth plastered coved ceiling with inset spotlights, double glazed window to rear...

Bedroom 1 13'11 x 9'3 (4.24m x 2.82m)

Double glazed window to rear, radiator, fitted dressing table, picture rail, smooth plastered coved ceiling...

Bedroom 2/ Dressing Room 9'8 x 7'9 (2.95m x 2.36m)

Double glazed window to front, radiator, range of fitted wardrobes and storage, picture rail, smooth plastered coved ceiling...

Bathroom

Modern white suite comprising panelled bath with central mixer tap, separate enclosed shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, fully tiled walls, smooth plastered coved ceiling, two obscure double glazed windows to side...

Externally

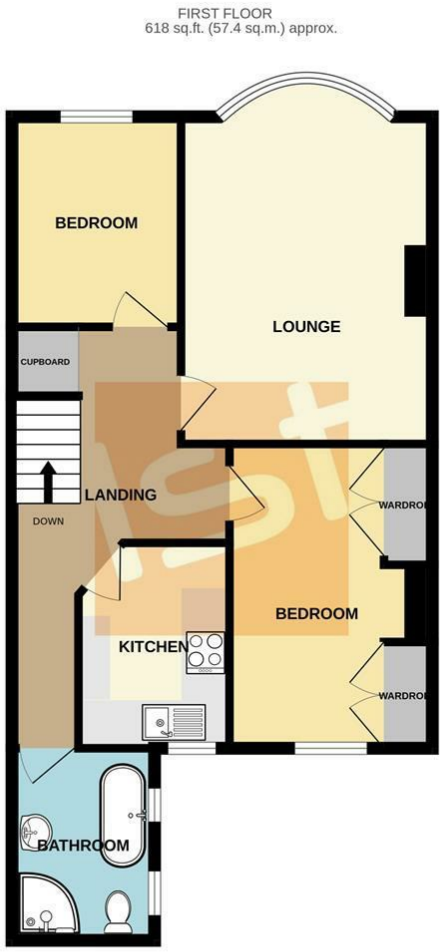
Rear Garden

Accessed via gate to side of property, approx. 60' in depth, mostly laid to lawn with further raised timber decked patio area and large timber shed with power connected...

Off Street Parking

Own driveway to side of property offering off street parking for up to two vehicles...

Floor Plan



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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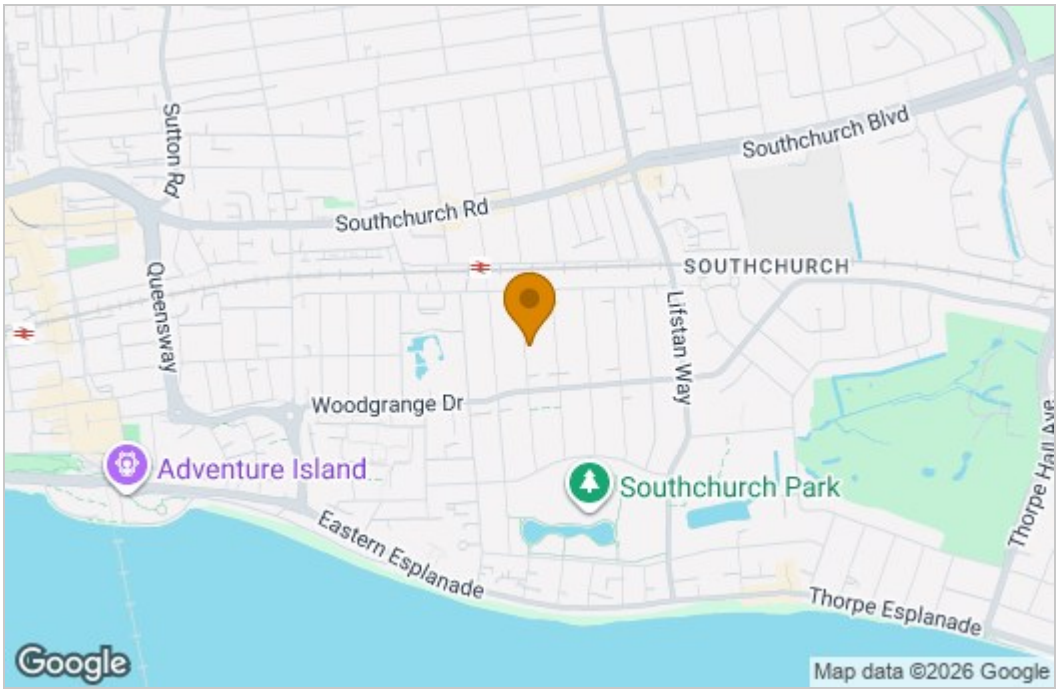
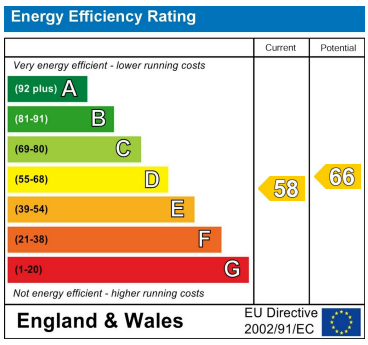
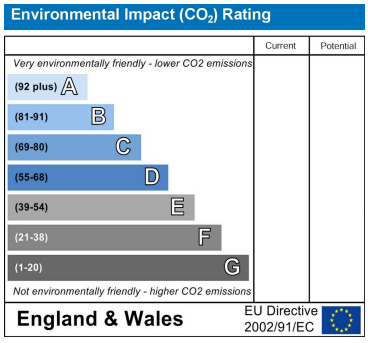
Area Map



Energy Efficiency Graph





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