

# Ist Call

SALES AND LETTINGS



**Leamington Road, Southend On Sea, SS1 2SW**

**£230,000 - Leasehold**

A fantastic opportunity to acquire this bright, well-presented two double bedroom first floor flat, offered with no onward chain in a highly sought-after location. Just moments from Southend East rail station, Southchurch Park and the seafront, the property boasts a spacious 18'1 front lounge, two generous double bedrooms, a fitted kitchen and bathroom, along with gas central heating and double glazed windows throughout. Perfect for first-time buyers and investors alike — early viewing is highly recommended.

### Accommodation Comprising

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

### First Floor Landing

Staircase leading to first floor landing, loft access, built in storage cupboard, inset ceiling spotlights, doors off to...

### Lounge 18'1 x 15'5 into bay (5.51m x 4.70m into bay)



Double glazed bay window to front, additional double glazed window to front, radiator, inset chrome 'real flame' gas fire, fitted alcove shelving with down lighters, laminate wood flooring, coved ceiling with inset spotlights...

### Bedroom 1 12'4 x 11'3 (3.76m x 3.43m)



Double glazed window to rear, radiator, feature cast iron fireplace, built in alcove storage cupboard, laminate wood flooring, inset ceiling spotlights...

### Bathroom

White suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level W.C., fully tiled walls, radiator, inset ceiling spotlights, obscure double glazed window to side...

### Kitchen 10'2 x 8'8 (3.10m x 2.64m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, space and plumbing for washing machine, larder unit, space for fridge/freezer, matching range of wall mounted units with cabinet underlighters, breakfast bar, cupboard housing wall mounted gas central heating & hot water boiler (not tested), laminate wood flooring, double glazed window to side...

### Bedroom 2 11'7 x 10'7 < 7'8 (3.53m x 3.23m < 2.34m)



Double glazed window to rear, radiator, feature cast iron fireplace, laminate wood flooring...

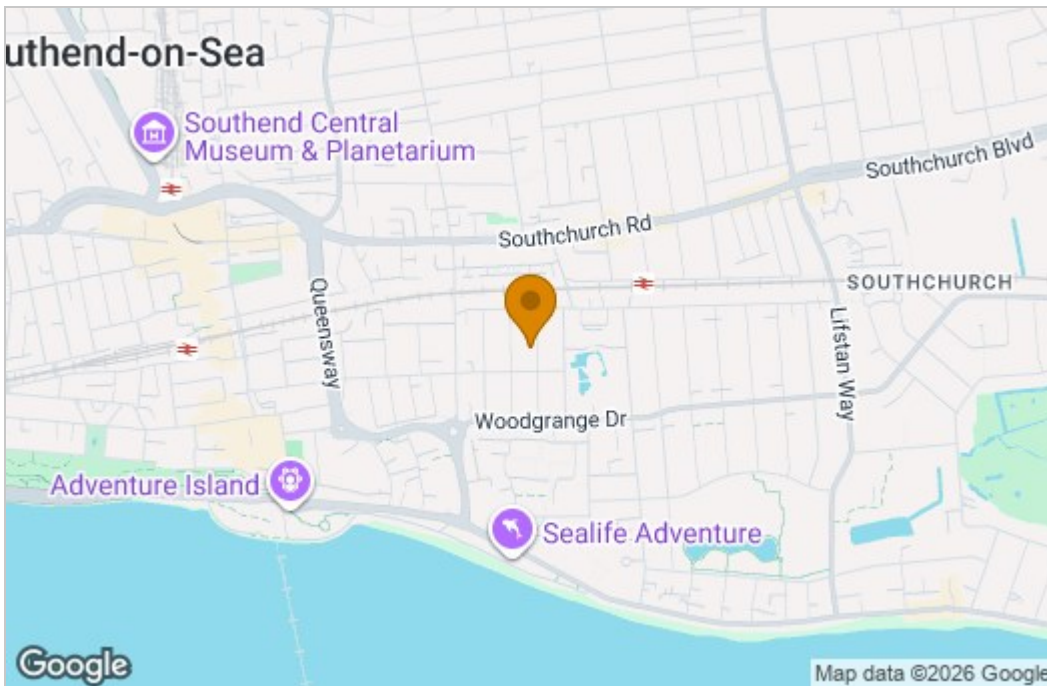
# Floor Plan

FIRST FLOOR

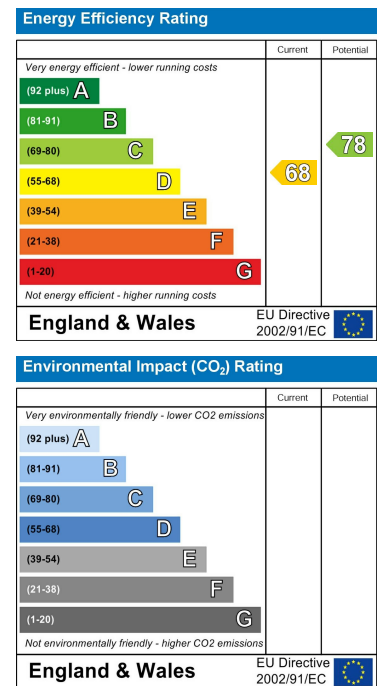


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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