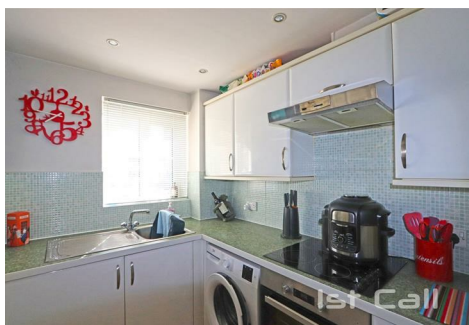


# Ist Call

## SALES AND LETTINGS



### Collier Way, Southend-On-Sea, SS1 2AF

### Offers Over £150,000 - Leasehold

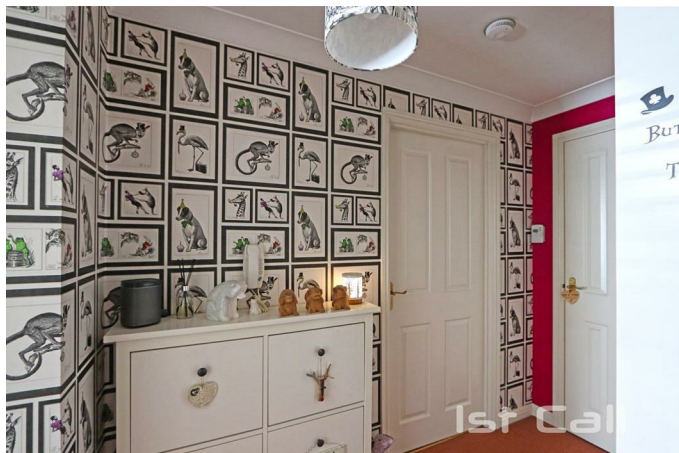
Modern ground floor flat yards from seafront! Cosy lounge, fitted kitchen, double bed, covered parking. Near Southchurch Park & station. Perfect for buyers, investors or retirees. Coastal living!

Discover this beautifully presented modern ground floor apartment, perfectly positioned in one of Southend's most coveted locations just yards from the stunning seafront. With the tranquil Southchurch Park and convenient Southend East railway station both within comfortable walking distance, this property offers the ultimate blend of coastal living and urban convenience. The thoughtfully designed accommodation creates a welcoming and comfortable living environment. The cosy lounge provides the perfect retreat for relaxation, while the modern fitted kitchen showcases contemporary design and functionality - ideal for both everyday cooking and entertaining guests. The well-proportioned double bedroom offers peaceful accommodation, complemented by a stylish bathroom that completes the interior with quality fixtures and finishes. A standout practical feature is the allocated covered off-street parking space. This secure parking provides both convenience and peace of mind, protecting your vehicle while ensuring easy access to your home. The location truly sets this property apart, placing you within moments of morning beach walks, seaside cafés, and the vibrant coastal atmosphere that makes Southend such a desirable place to live. Whether you're seeking the tranquillity of park strolls or the convenience of excellent transport links, everything is practically on your doorstep. This exceptional apartment represents an outstanding opportunity for first-time buyers seeking modern coastal living, investors looking for a property with strong rental potential in a prime location, or those seeking a comfortable and convenient home in their later years. We strongly recommend viewing to fully appreciate the quality, convenience, and lifestyle potential this delightful apartment offers.

### Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with own front door to...

### Entrance Hall



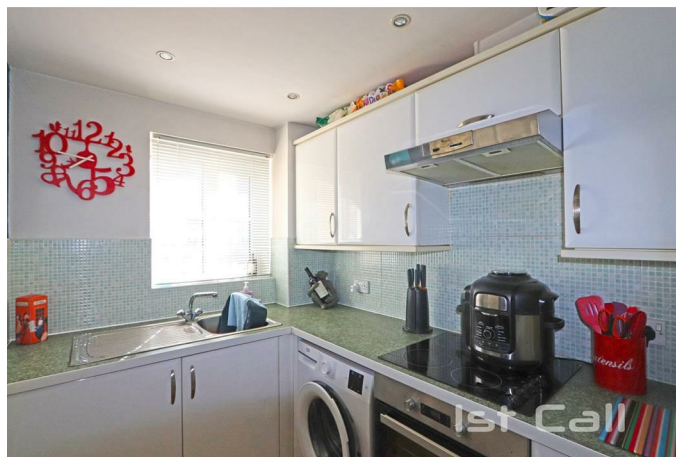
Wall mounted electric heater, built in airing cupboard housing hot water cylinder, security entryphone handset, smooth plastered coved ceiling, doors off to...

### Lounge 13'7 x 10'7 (4.14m x 3.23m)



Double glazed window to front, wall mounted electric heater, smooth plastered coved ceiling, door to...

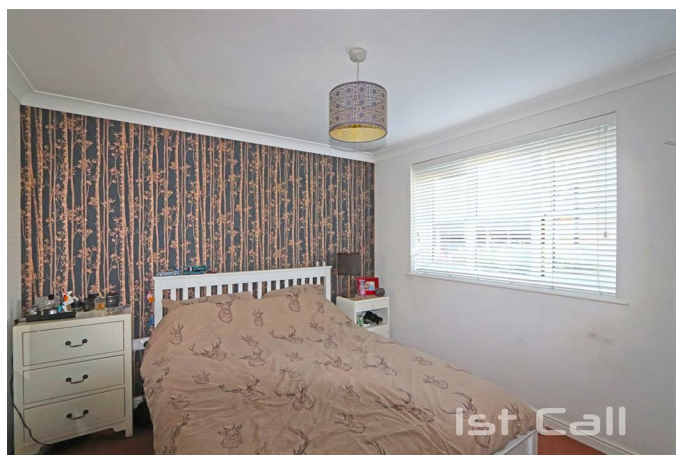
### Kitchen 10'3 x 5'11 (3.12m x 1.80m)



Range of modern fitted base units with toning complementing 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 front...



### Bedroom 10'6 x 9'11 (3.20m x 3.02m )



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



### Bathroom 6'3 x 6'1 (1.91m x 1.85m)



Modern white suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level W.C., wall mounted electric fan heater, tiled splashbacks, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

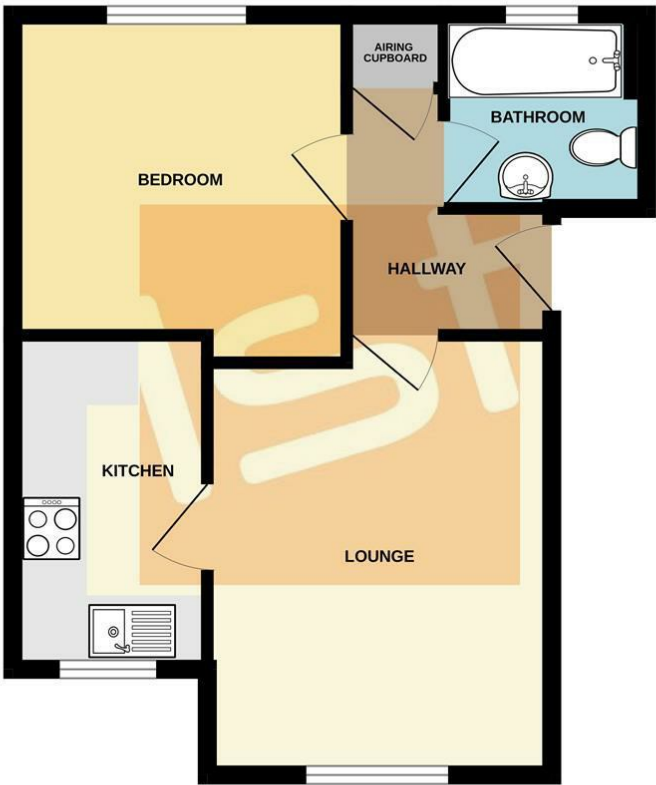
### Externally



Allocated undercover parking space to rear...

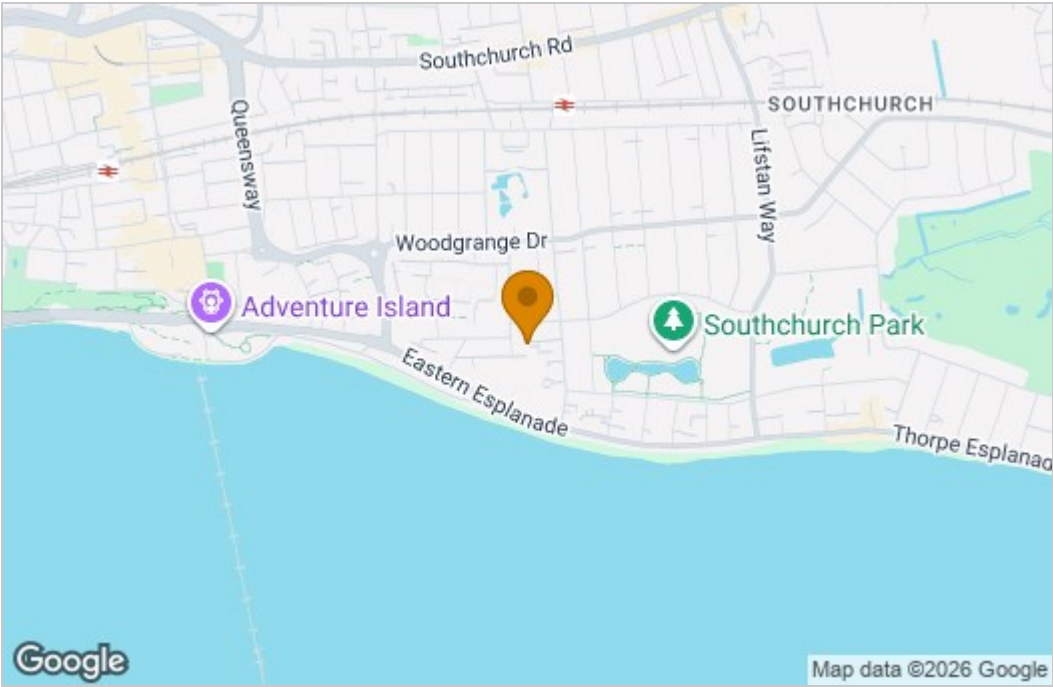
Floor Plan

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

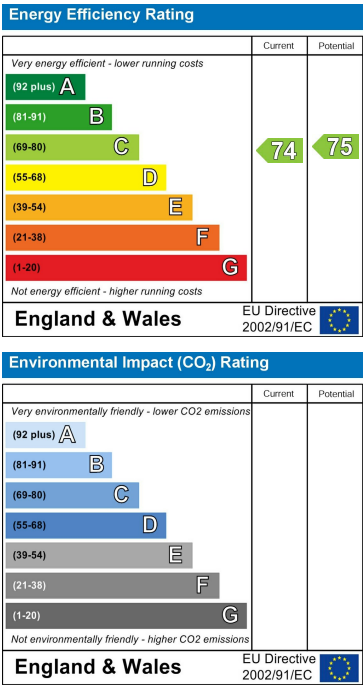


TOTAL FLOOR AREA: 392 sq.ft. (36.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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