

Ist Call

SALES AND LETTINGS



Gordon Road, Southend On Sea, SS1 1NQ

Offers Over £175,000 - Leasehold

Offered chain free, this well presented one bedroom two reception room ground floor flat enjoys a sought-after central position with easy access to Southend City Centre, local rail stations and the seafront. With a front lounge, double bedroom, dining room, modern fitted kitchen and small shower room, the property further benefits from gas central heating, double glazed windows and a private rear garden. Ideal as a first time purchase or rental investment, the property could also be configured as two bedrooms with a small living room. With 148 years remaining lease term, an internal viewing is recommended.

Accommodation Comprising

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

Entrance Hall

Radiator, built in storage cupboard, smooth plastered ceiling with inset spotlights, doors off to...

Lounge 13'4 into bay x 11'1 (4.06m into bay x 3.38m)



Double glazed bay window to front, radiator, coved ceiling...

Bedroom 11'1 x 9'4 (3.38m x 2.84m)



Double glazed window to rear, radiator, built in wardrobe cupboard...

Shower Room



Suite comprising glazed shower cubicle, pedestal wash hand basin, fully tiled walls, extractor fan, obscure double glazed window to side...

Separate W.C.

White low level W.C....

Dining Room 11'4 into bay x 10'4 (3.45m into bay x 3.15m)



Double glazed bay window to side, two radiators, smooth plastered ceiling, doorway to..



Kitchen 9'5 x 7'11 (2.87m x 2.41m)

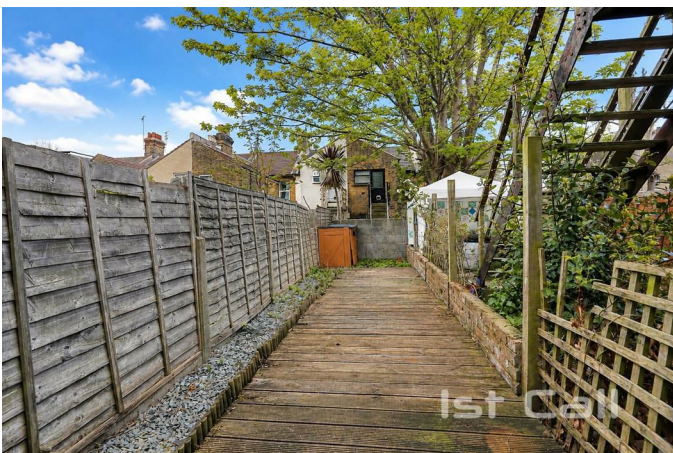


Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with matching oven below and extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, radiator, double glazed door and window to side, additional double glazed window to rear...

Externally



Rear Garden



Own section of rear garden mostly timber decked...

Parking

The property is located within a residents parking zone with permits available from £22 per year, for more information visit - <https://www.southend.gov.uk/car-parks-1/types-parking-permit/1>

Important Information & Property Images

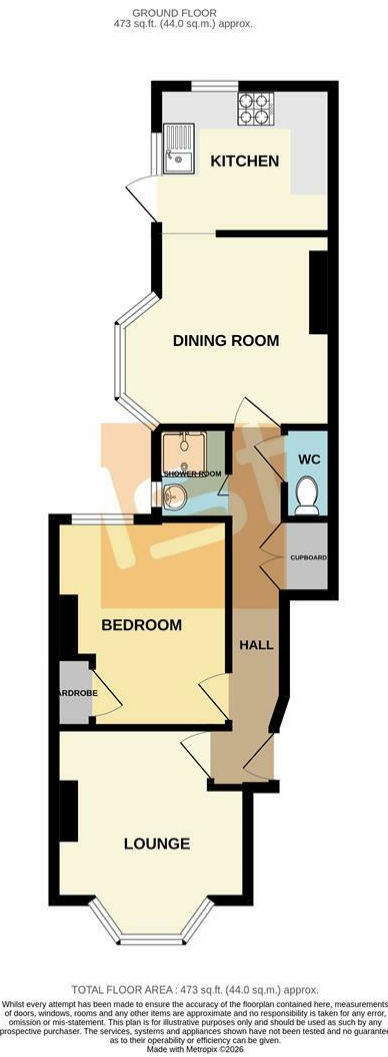
These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

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.

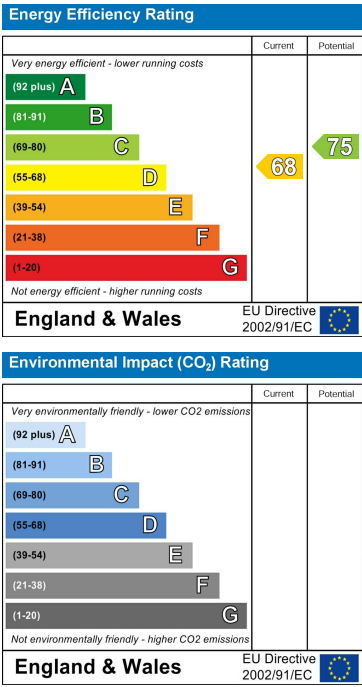
Floor Plan



Area Map



Energy Efficiency Graph



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