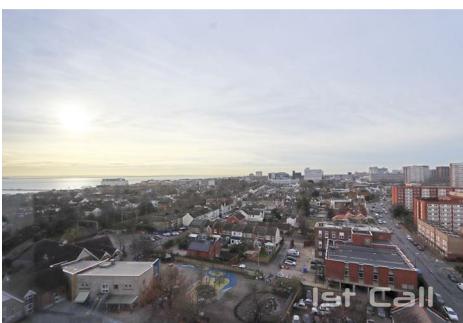


1st Call

SALES AND LETTINGS



Southchurch Avenue, Southend-On-Sea, SS1 2HZ

£175,000

Stunning 9th floor apartment with panoramic city views! Open-plan living, modern kitchen, double bed with fitted wardrobes, luxury bathroom. Lift, secure parking. Near city, stations & seafront. Must view!

Offered with no onward chain, this stunning ninth-floor apartment delivers breath-taking living with panoramic city views that simply must be experienced to be fully appreciated. The elevated position transforms everyday living into something truly special, with windows framing an ever-changing urban landscape. The heart of this exceptional home lies in its bright and spacious open-plan living area, seamlessly flowing into a sleek modern kitchen equipped with high-quality integrated appliances. This contemporary design creates the perfect space for both relaxed living and sophisticated entertaining, all while enjoying those spectacular views. The generously proportioned double bedroom continues the theme of luxury, featuring fitted wardrobes for optimal storage and more of those stunning vistas to wake up to each morning. The accommodation is completed by a luxuriously appointed bathroom, showcasing quality finishes and attention to detail throughout. Practical benefits include convenient lift access and your own secure undercover allocated parking space - a valuable asset in this prime location. The position offers unparalleled convenience, with the vibrant city centre, multiple rail stations, and the beautiful seafront all within easy reach. Whether you're a first-time buyer seeking contemporary urban living or an investor looking for a property with strong rental potential, this apartment represents an outstanding opportunity in one of the area's most desirable developments. Viewing is not just recommended - it's essential to truly appreciate the quality, location, and lifestyle this remarkable apartment offers.

Accommodation Comprising



Security entryphone system providing access via automatic frosted glass doors to a large communal entrance lobby with central water feature and providing lift and stairwell access to the ninth floor landing...

Ninth Floor Landing



Double glazed window offering panoramic views towards the estuary, own front door to...

Entrance Hall

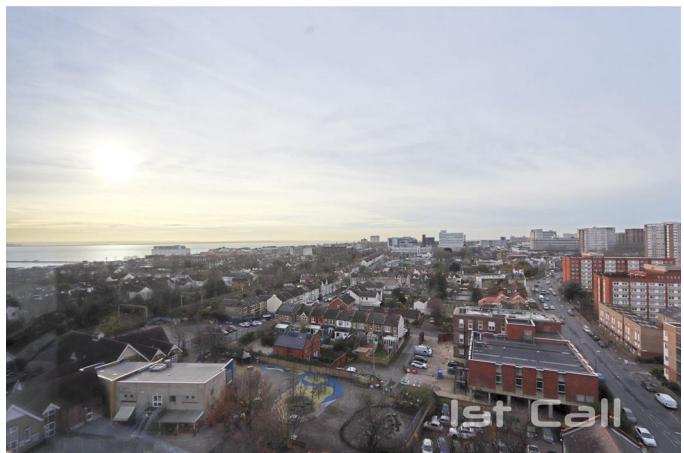
Wood flooring, with underfloor heating, large built in storage cupboard also housing the hot water cylinder and fresh air circulation system, security entryphone handset, smooth plastered ceiling, doors off to...

Lounge/ Kitchen 21'7 x 15'7 max overall (6.58m x 4.75m max overall)

Living Area 15'7 x 14' (4.75m x 4.27m)



Two double glazed windows offering panoramic views across the city and estuary, wood flooring with underfloor heating, wall mounted electric panel heater, smooth plastered ceiling, open plan to...



Kitchen Area 8'8 x 7'8 (2.64m x 2.34m)



Range of modern fitted base units with complementing working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with extractor hood over, separate integrated eye level oven, space and plumbing for washing machine, integrated fridge/ freezer and dishwasher to remain, matching range of wall mounted units, wood flooring with underfloor heating, smooth plastered ceiling with inset spotlights...

Bedroom 14' x 11'4 (4.27m x 3.45m)



Double glazed window offering panoramic views across the city and estuary, wall mounted electric panel heater, large built in wardrobe, smooth plastered ceiling...



Bathroom 7'2 x 6'5 (2.18m x 1.96m)



Beautifully appointed bathroom with modern white suite comprising panelled bath with central wall mounted mixer tap and shower attachment, glazed shower screen, wash hand basin, low level W.C., heated towel rail, large fitted mirror, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights and extractor fan...

Parking



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



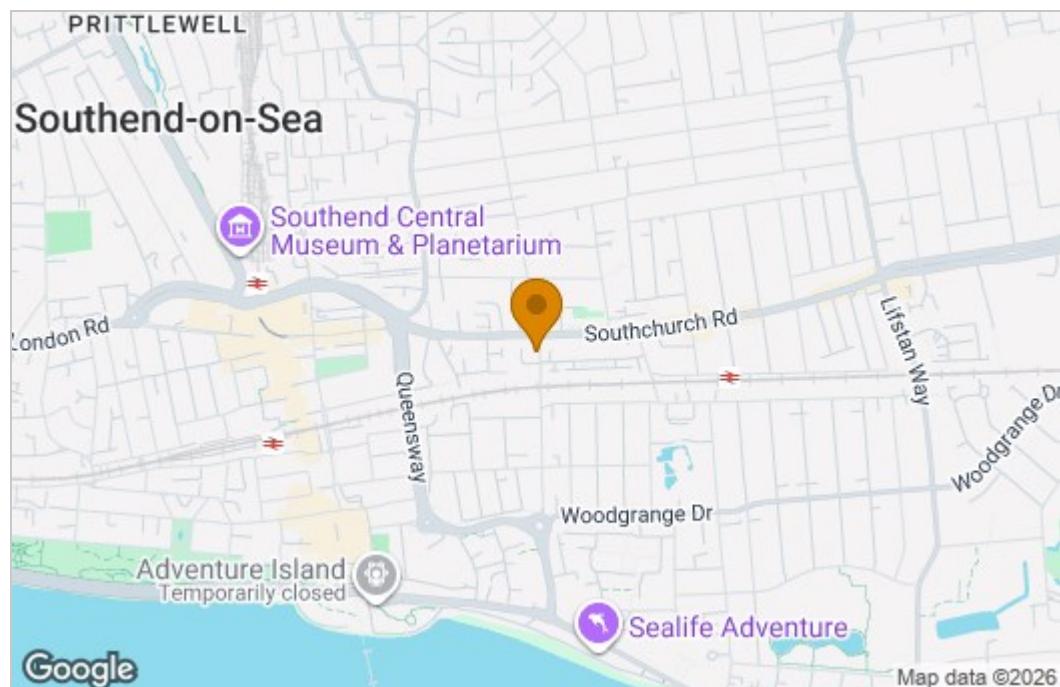
Floor Plan

NINTH FLOOR
544 sq.ft. (50.6 sq.m.) approx.

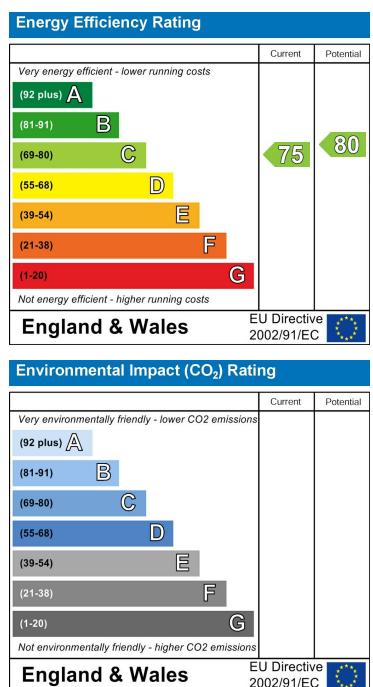


TOTAL FLOOR AREA: 544 sq.ft. (50.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings 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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