1st Call
SALES AND LETTINGS









Victoria Road, Southend On Sea, SS1 2TF

£215,000 - Leasehold

This beautifully presented and spacious one-bedroom ground floor flat enjoys a highly sought-after location just moments from the seafront and Southchurch Park, while also offering convenient access to Southend East railway station with regular services to London Fenchurch Street. Offered for sale with no onward chain, the accommodation comprises an impressive 18' lounge, a generous double bedroom, a modern fitted kitchen and bathroom, and a well-maintained private rear garden. The property also benefits from the potential for off-street parking (subject to the necessary consents) and a remaining lease term of approximately 116 years. An internal viewing is highly recommended to fully appreciate the size, condition, and excellent location of this attractive home.

Accommodation Comprising

Own front door to...

Entrance Hall



Radiator, two large built in storage cupboards, doors off to...



Lounge 18' into bay x 12'3 (5.49m into bay x 3.73m)



Large double glazed bay window to front, radiator, feature brick fireplace with inset electric fire...





Bedroom 14' into bay x 10'9 (4.27m into bay x 3.28m)



Double glazed french doors to rear garden, radiator...





Bathroom 7'9 x 5'7 (2.36m x 1.70m)





Modern white suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level W.C., tiled splashbacks, radiator, extractor fan...

Kitchen 10'1 x 8'10 (3.07m x 2.69m)



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 oven below and extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units one housing gas central heating & hot water boiler, radiator, tiled splashbacks, double glazed door and window to...

Externally



Rear Garden



Own private rear garden comprising paved patio area, remainder laid to lawn with further timber decked patio area and flower/ shrub borders...



Front Garden

Own front garden offering potential for off street parking subject to the necessary planning consents being sought & granted...

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.

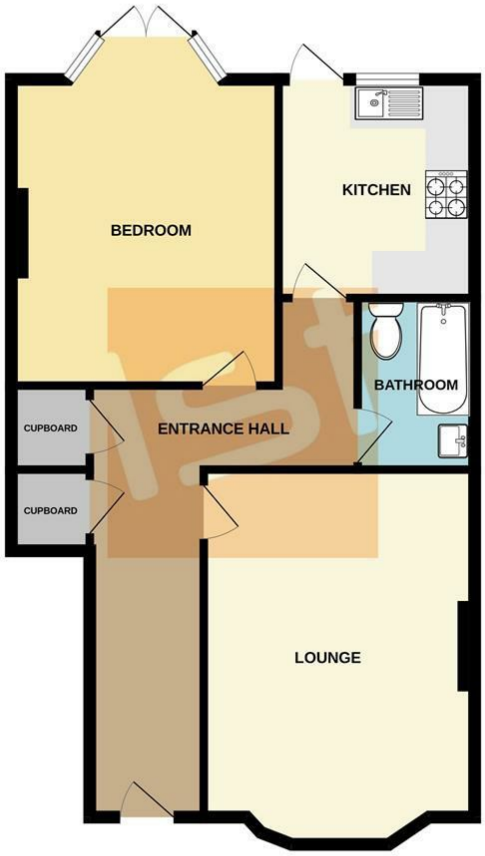
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No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property 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.

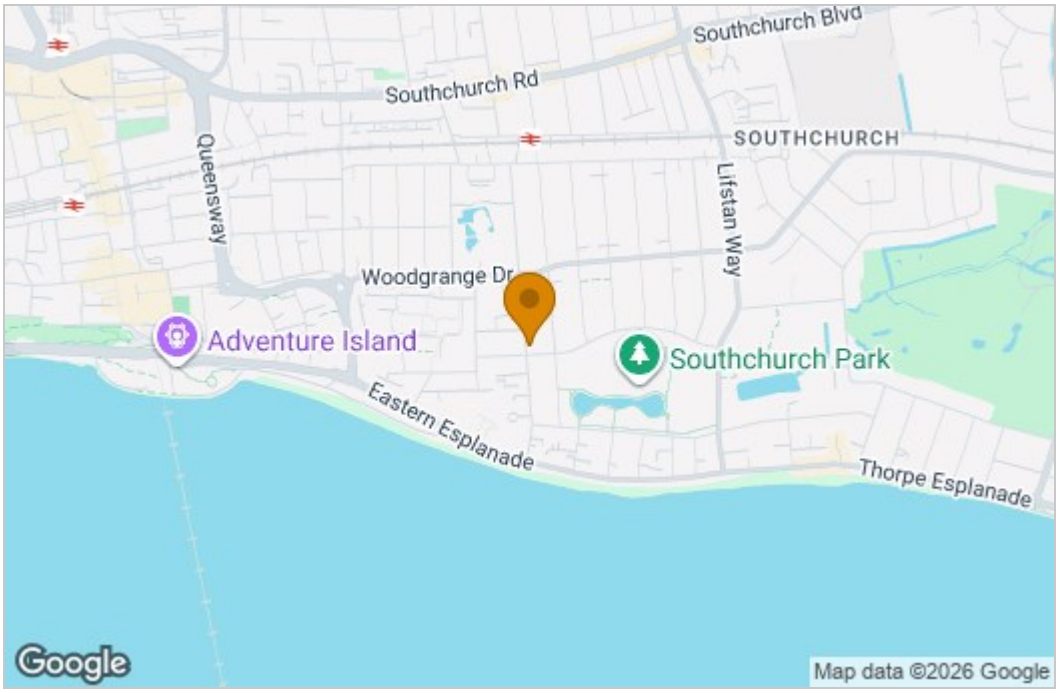
Floor Plan

GROUND FLOOR

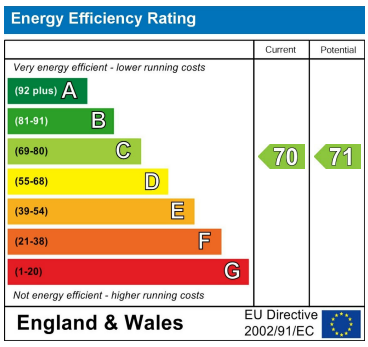


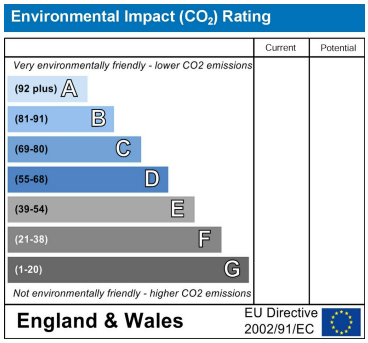
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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