

# Ist Call

SALES AND LETTINGS



## Ambleside Drive, Southend-On-Sea, SS1 2UT

**£240,000 - Leasehold**

Situated in a fantastic location just moments from Southend East rail station, the seafront, and within easy reach of Southend City Centre, this spacious two-bedroom first-floor flat is a rare find. Offered with no onward chain and a generous 137-year lease remaining, the property has been well considered throughout. At its heart is a beautiful 16ft modern fitted kitchen/diner, perfectly designed for both everyday living and entertaining. A spacious front lounge provides a welcoming reception space, complemented by two bedrooms and a contemporary bathroom. Further benefits include full double glazing, gas central heating, a private rear garden, and an off-street parking space — everything you need for comfortable, convenient living. Viewing comes highly recommended.

### Accommodation Comprising

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

### First Floor Landing



Staircase to first floor landing, smooth plastered ceiling, doors off to...

### Lounge 15'3 into bay x 11'5 (4.65m into bay x 3.48m)



Double glazed bay window to front, radiator, smooth plastered ceiling...

### Bedroom 1 11'10 x 10'11 (3.61m x 3.33m)



Double glazed window to rear, radiator, smooth plastered ceiling...

### Bedroom 2 9' x 6' (2.74m x 1.83m)



Double glazed window to front, radiator, built in wardrobe cupboard, smooth plastered ceiling..



### Bathroom 7'11 x 5'11 (2.41m x 1.80m)



Modern white suite comprising panelled bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, fully tiled walls, smooth plastered covered ceiling, obscure double glazed window to side...

### Kitchen/ Diner 16'6 x 11'10 (5.03m x 3.61m)



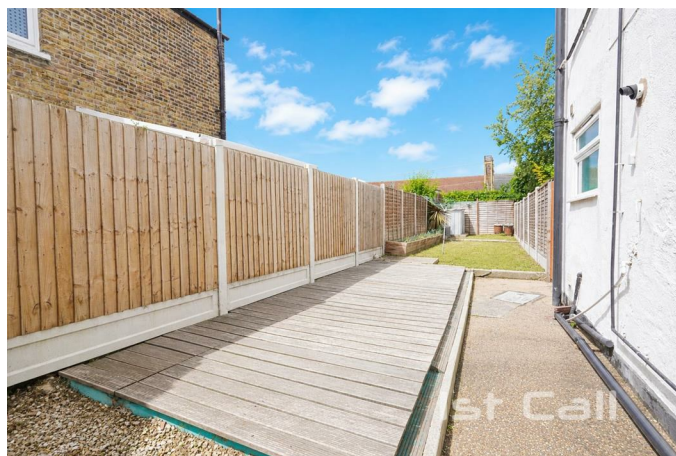
Range of fitted base units with toning roll edged working surfaces over, inset single drainer acrylic sink unit, space for electric range cooker with stainless steel extractor hood over, space and plumbing for washing machine, space for fridge/freezer, matching range of wall mounted units, central chimney breast, laminate wood flooring, smooth plastered covered ceiling, double glazed windows to side and rear...



### Rear Garden



Own half of rear garden accessed via gate to side of property, comprising small timber decked patio area, remainder mostly laid to lawn with raised flower/ shrub border...



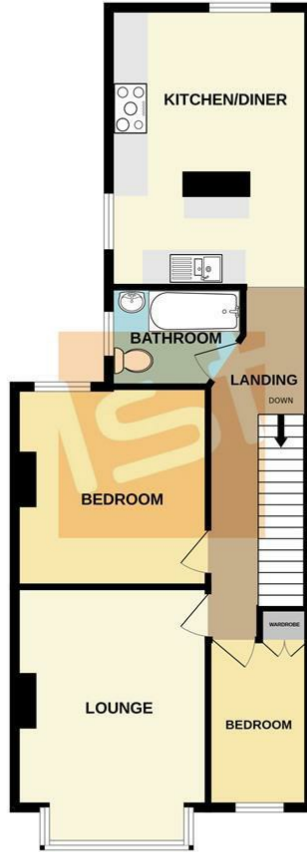
### Externally

#### Front Garden

Providing one off street parking space...

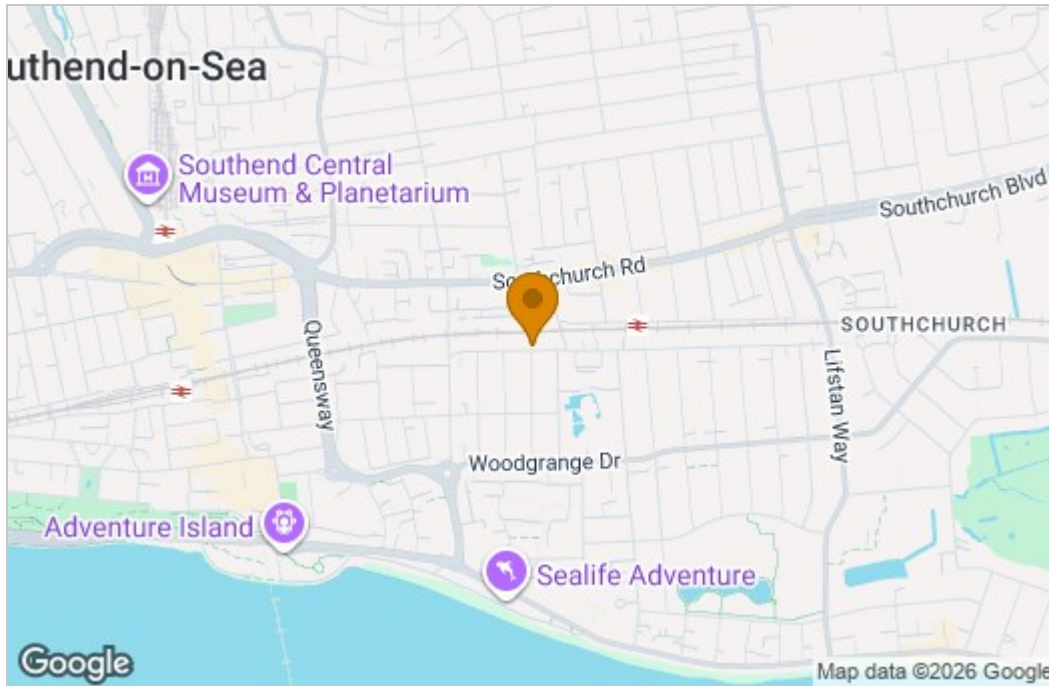
# Floor Plan

FIRST FLOOR

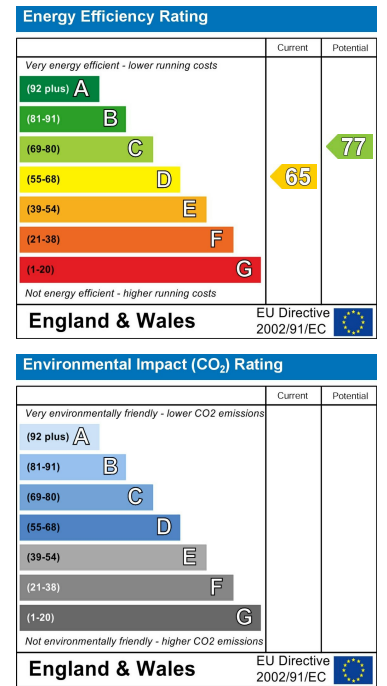


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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