

Ist Call

SALES AND LETTINGS



Pleasant Road, Southend on Sea, SS1 2HJ

Guide Price £160,000 - Leasehold

**** GUIDE PRICE £160,000 - £170,000 **** With the beach at the end of the road and the city centre and rail stations just a short stroll away, we are delighted to offer this spacious one bedroom ground floor apartment. Offering a 16'2 lounge, double bedroom with fitted wardrobe as well as a modern fitted kitchen and bathroom the property further benefits from double glazed windows, gas central heating and an allocated parking space within the residents gated car park. Making an ideal first time or investment purchase, we would recommend viewing internally.

Accommodation Comprising

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

Entrance Hall

Security entryphone handset doors off to...

Lounge 16'2 x 9'8 (4.93m x 2.95m)



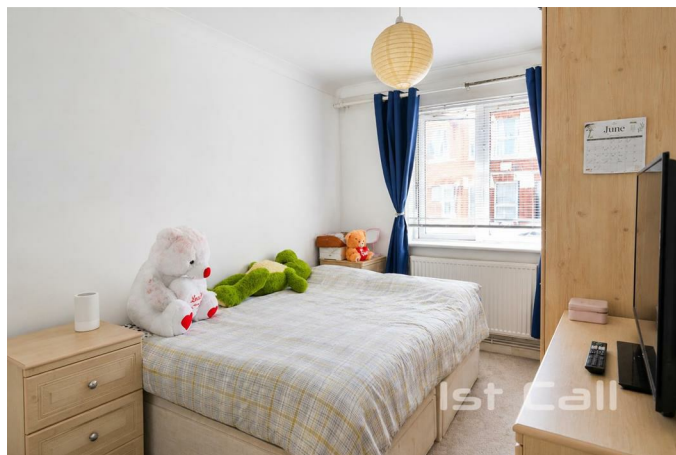
Double glazed window to front, radiator, smooth plastered coved ceiling, opening to...

Kitchen 9'1 x 6'7 (2.77m x 2.01m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer 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, wall mounted gas central heating & hot water boiler, tiled splashbacks, smooth plastered ceiling, double glazed window to side...

Bedroom 13'7 x 8' (4.14m x 2.44m)



Double glazed window to front, radiator, fitted wardrobe, smooth plastered ceiling...



Bathroom 6'5 x 5'6 (1.96m x 1.68m)



White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, extractor fan, smooth plastered ceiling...

Externally

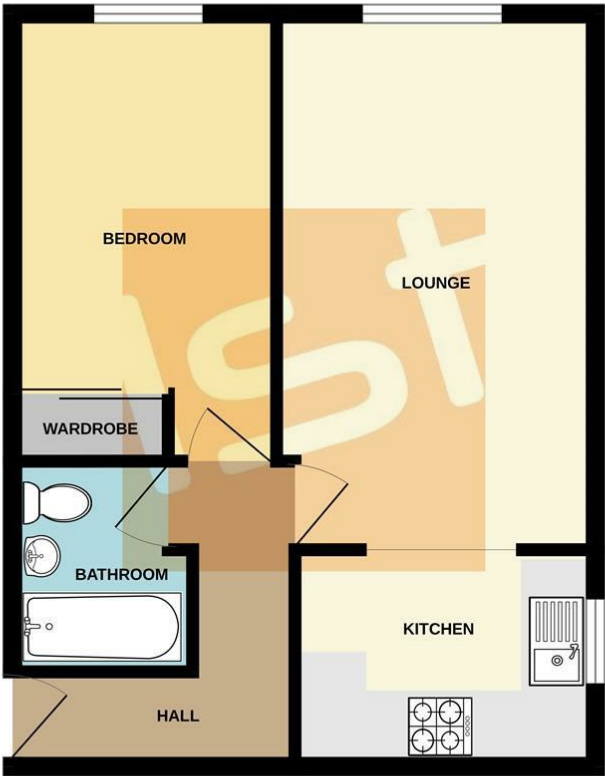


Allocated parking space within residents gated car park...



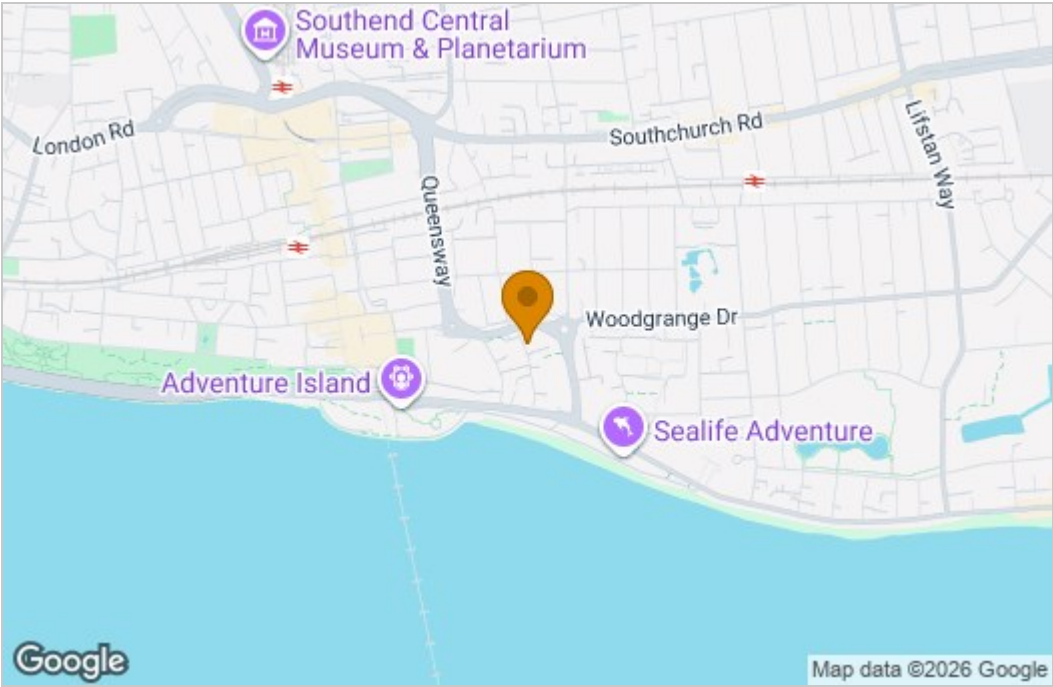
Floor Plan

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

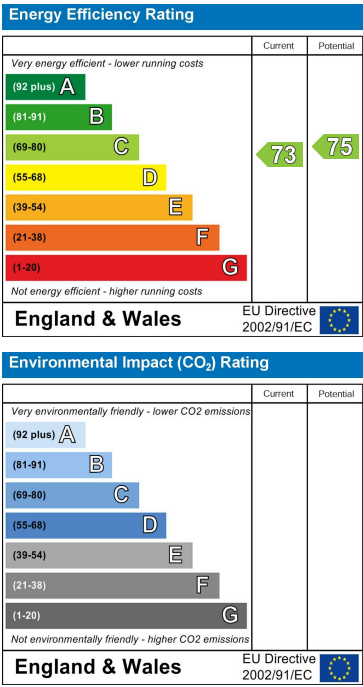


TOTAL FLOOR AREA : 404 sq.ft. (37.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and 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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