

Ist Call

SALES AND LETTINGS



Hillcrest Road, Southend-On-Sea, SS1 2DP

£199,950 - Leasehold

Offered with no onward chain and situated in a central location close to the city centre, rail stations and the seafront is 2-bedroom ground floor flat. Well presented throughout, the property offers two double bedrooms, a 12'5 lounge and a good sized kitchen and a shower room. Fully double glazed and with gas central heating the property further benefits from its own south facing rear garden and is being sold with the advantage of the full freehold as well as 111 years remaining on the existing lease term. Available for immediate viewing.

Accommodation Comprising

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

Entrance Hall

Newly fitted carpet, doors off to...

Bedroom 1 13'8 into bay x 12'10 (4.17m into bay x 3.91m)



Large double glazed bay window to front, radiator, newly fitted carpet, picture rail, coved ceiling...



Bedroom 2 11'4 x 11'6 (3.45m x 3.51m)



Double glazed window to rear, radiator, newly fitted carpet, picture rail, coved ceiling...



Lounge 12'5 x 10'6 (3.78m x 3.20m)



Two double glazed windows to side, radiator, built in storage cupboard, newly fitted carpet, picture rail, door to...

Kitchen 10'6 x 8'9 (3.20m x 2.67m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel electric 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, double glazed windows to side and rear, uPVC double glazed door to garden, door to...



Shower Room 5'8 x 5' (1.73m x 1.52m)



Suite comprising enclosed shower cubicle, vanity wash hand basin, low level W.C., radiator, obscure double glazed window to rear...

Externally



Rear Garden



Own rear garden comprising paved patio area, further shingled area and large timber shed...

Parking

The property is located within a residents parking permit area with annual permits available from £22. More information can be found at <https://www.southend.gov.uk/car-parks-1/types-parking-permit>

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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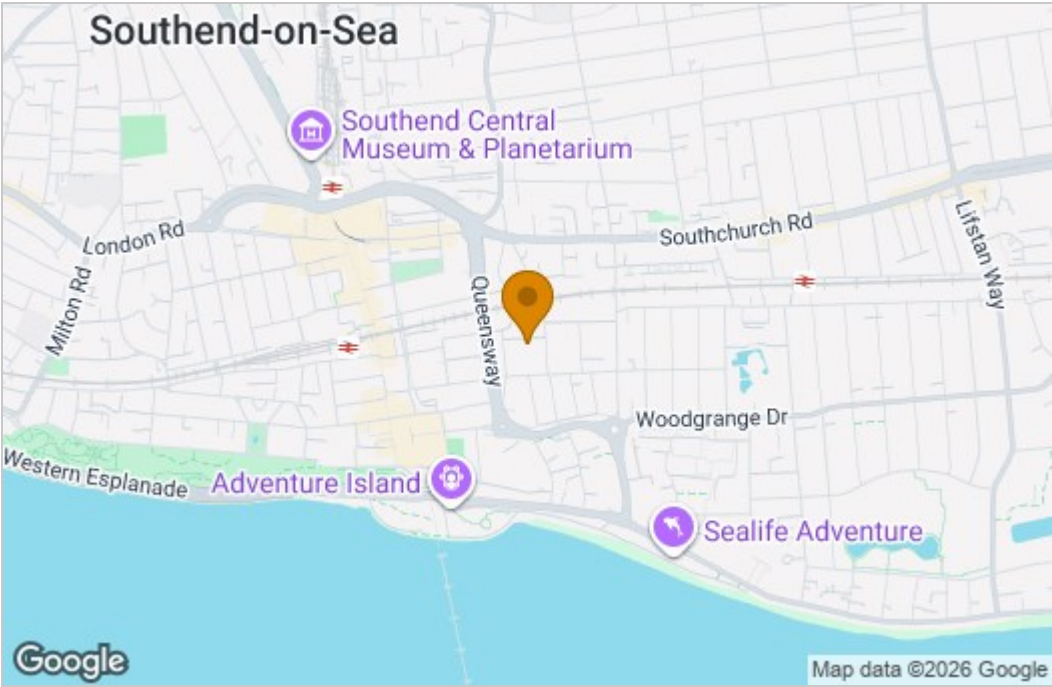
No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

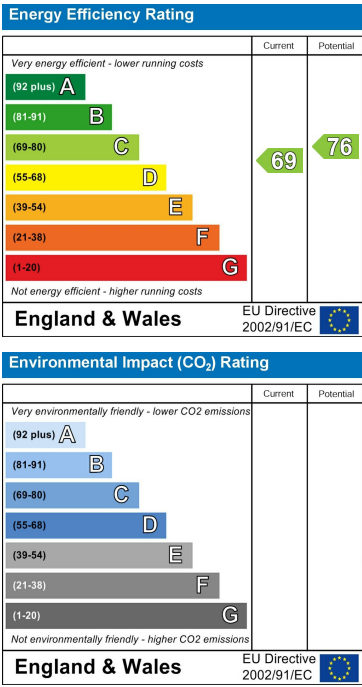
Floor Plan



Area Map



Energy Efficiency Graph



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