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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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**16 Plas Newydd**  
**Thorpe Bay, SS1 3AG**  
**Offers in excess of £300,000**

- Just Off Thorpe Bay Seafront
- Large Ground Floor Flat
- 16'2 x 10'3 Lounge
- Dining Room & Conservatory
- Kitchen
- Bathroom/wc
- 17'4 x 12'1 Bedroom
- Well Maintained
- Own Rear Garden
- Must Be Viewed Internally



\*\*\*Bright & Spacious Ground Floor Flat Moments from Thorpe Bay Seafront\*\*\*

This charming and generously proportioned 1-bedroom ground floor apartment is perfectly situated just off the sought-after Thorpe Bay seafront. Offering larger-than-average living space, the property boasts three versatile reception rooms, a modern kitchen, a spacious 17' bedroom, and a well-appointed bathroom.

Blending character features with thoughtful improvements made by the current owner, the flat also benefits from both a private, secluded rear garden and an attractive front garden — ideal for relaxing or entertaining.

Enjoy a lifestyle by the sea with estuary walks, local cafés, and eateries right on your doorstep. Thorpe Bay and Southend East stations are also nearby, providing excellent transport links.

New 150 year lease to be provided

#### ACCOMMODATION

UPVC double glazed door to,

#### RECEPTION HALL

Light Oak wood flooring, fitted shelving, storage cupboard, radiator,

#### LOUNGE 16' x 10'3 (4.88m x 3.12m)

French doors & side windows to rear, feature Adam style fireplace, fitted cupboard, laminate flooring, feature ceiling, Tv & power points, radiator,

#### CONSERVATORY 13'7 x 8'9 (4.14m x 2.67m)

Double glazed French doors & windows to the rear garden, radiator, power points, laminate flooring, plumbing for washing machine,

#### DINING ROOM 12'3 x 8' (3.73m x 2.44m)

Laminate flooring, storage cupboard, radiator, power points,

#### KITCHEN 10'2 x 5' (3.10m x 1.52m)

Fitted base units, rolled edge worktops incorporating sink/drainer, gas hob, oven, splash back tiling, combination boiler, radiator, power points, tiled floor,

#### LOBBY AREA

Door to garden, tiled floor with complimentary half tiled walls,

#### BATHROOM

Double glazed window to side, white suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin, fully tiled walls & complimentary black & white tiled floor, radiator,

#### BEDROOM 17'4 x 12'1 (5.28m x 3.68m)

Double glazed bay window to front, fitted wardrobes to alcoves, laminate flooring, radiator, power points, feature ceiling & coving, radiator, power points, dado rail

#### OUTSIDE

##### REAR GARDEN

Block paved patio area leading to lawn, two timber sheds, raised shrub beds & pergola

##### FRONT GARDEN

Paved, retaining wall & shrub beds,

##### AGENTS NOTES

###### PLEASE NOTE

The owners have advised that they are prepared to place a further/additional 90 year lease making a lease of 146 years