



\* No Onward Chain \* Well-presented one-bedroom ground floor flat offering a private garden, off-street parking, and a prime location close to the seafront and local amenities.

- One Bedroom Ground Floor Flat
- Well Presented Throughout
- Lounge/Diner
- Three Piece Shower Room
- Off-Street Parking
- No Onward Chain
- Bay Fronted Double Bedroom
- Fitted Kitchen with Garden Access
- Private Rear Garden with a Shed
- Double Glazing and Gas Central Heating

## Victoria Road

Southend-on-Sea

**£185,000**



# Victoria Road



This attractive ground floor flat provides comfortable and well-maintained accommodation throughout. The property comprises a bright lounge/diner, alongside a fitted kitchen which benefits from a side door leading directly into the garden. There is a spacious bay-fronted double bedroom and a modern three-piece shower room. Externally, the property boasts a private rear garden with a shed to remain, ideal for storage or outdoor enjoyment. Additional benefits include off-street parking, double glazing, and gas central heating.

Situated on Victoria Road in Southend-on-Sea, the property is ideally positioned just minutes from Southchurch Park and the seafront. The home is also conveniently located close to bus links, a range of local amenities, and the city centre, making it a perfect choice for those seeking both convenience and coastal living.

## **One Bedroom Ground Floor Flat**

### **Lounge/Diner**

13'8" x 11'2" x 11'0"

### **Kitchen**

9'4" x 9'1"

### **Bedroom**

13'8" x 12'0"

### **Shower Room**

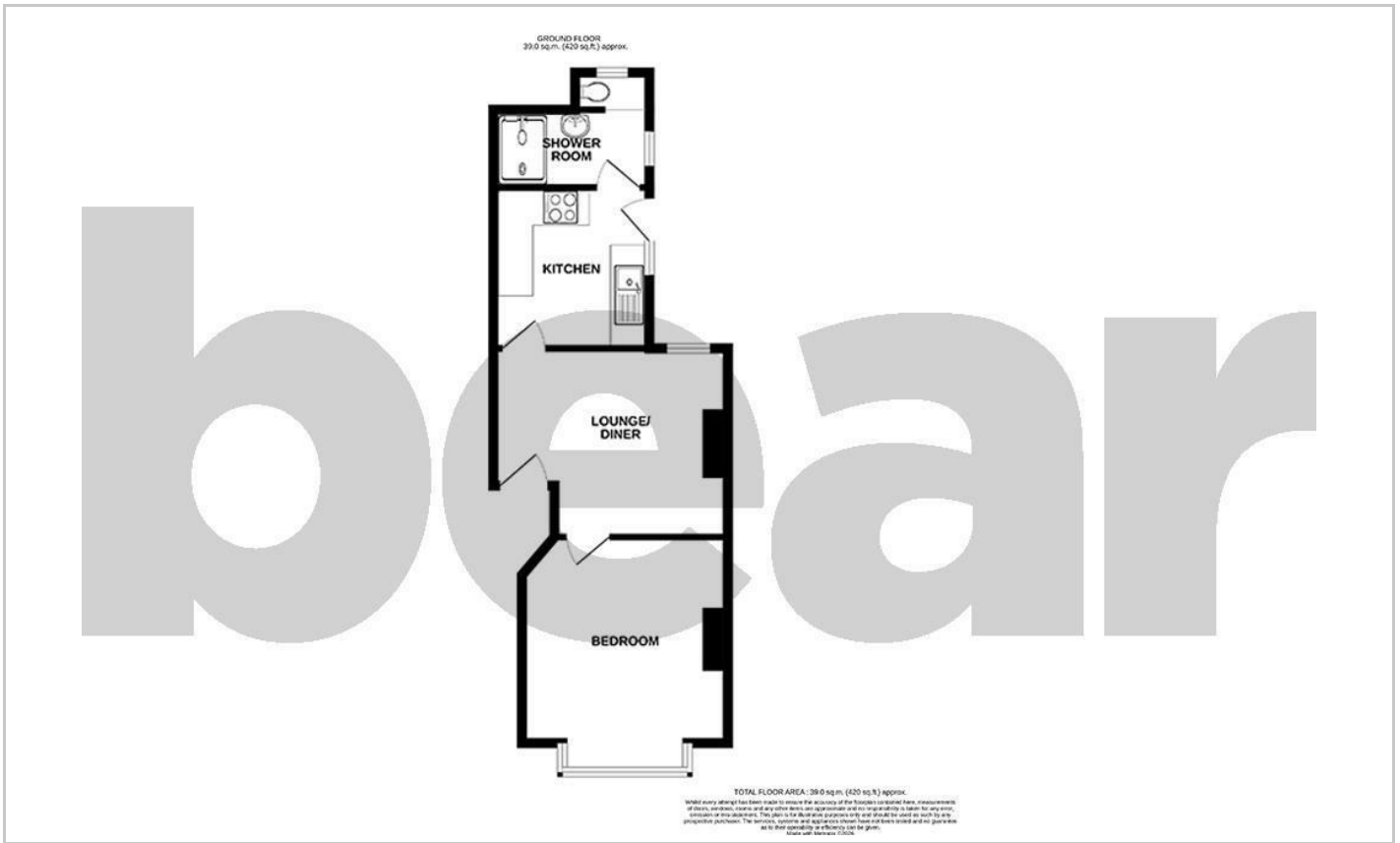
8'8" x 4'4" x 4'6" x 2'2"

### **Garden**

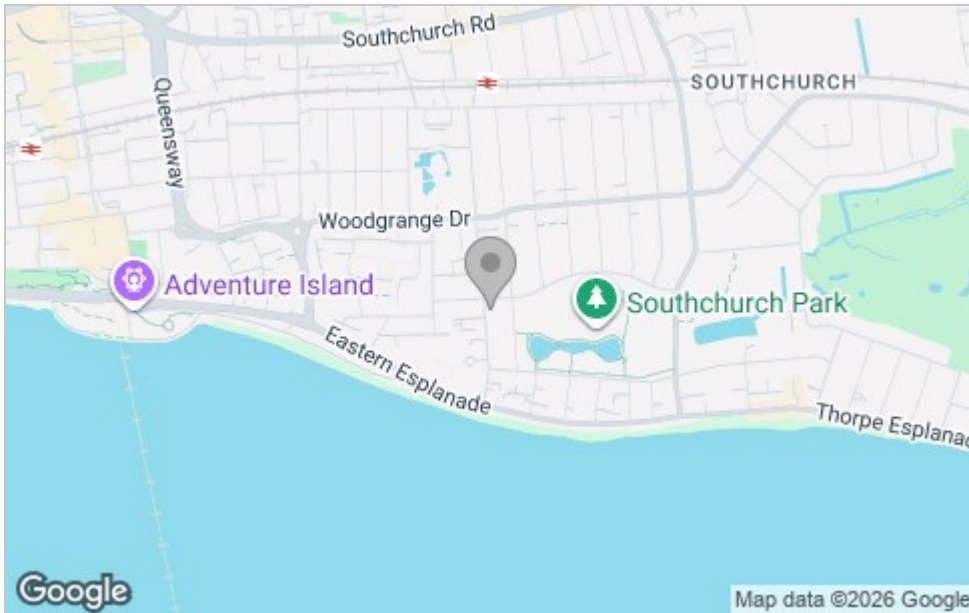
### **Off-Street Parking**



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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