



\* £220,000 - £230,000 \* Well-proportioned two-bedroom first floor flat offering bright living accommodation, useful utility space, and a convenient location close to transport links and amenities.

- Two Bedroom First Floor Flat
- Fitted Kitchen
- Separate WC
- One Single Bedroom
- Gas Central Heating
- Dual Aspect Bay Fronted Lounge
- Useful Utility Room
- One Double Bedroom
- Double Glazing
- Convenient Location close to Transport Links

## Sutton Road

Southend-on-Sea

**£220,000**

Guide Price



# Sutton Road



This spacious first floor flat provides comfortable accommodation throughout. The property comprises an entrance hall leading to the landing, which gives access to a bright dual aspect bay-fronted lounge. A fitted kitchen sits alongside a useful utility room with storage, which also provides access to a two-piece bathroom and separate WC. The property further benefits from one double bedroom and a single bedroom. Additional advantages include double glazing and gas central heating, making this an ideal purchase for first-time buyers, investors, or those looking to downsize.

Situated on Sutton Road in Southend-on-Sea, the property is conveniently located close to local schools and within walking distance of Prittlewell Train Station, bus links, and a range of amenities. The A127, city centre, and Southend Hospital are also within easy reach, making it an ideal location for commuters and families alike.

## Two Bedroom First Floor Flat

### Entrance Hall

### Landing

11'2 x 8'5

### Lounge

16'4 x 12'0

### Kitchen

11'1 x 10'6

### Utility Room

7'9 x 5'9

### Bedroom One

12'4 x 11'2

### Bedroom Two

9'8 x 6'9

### Two Piece Bathroom

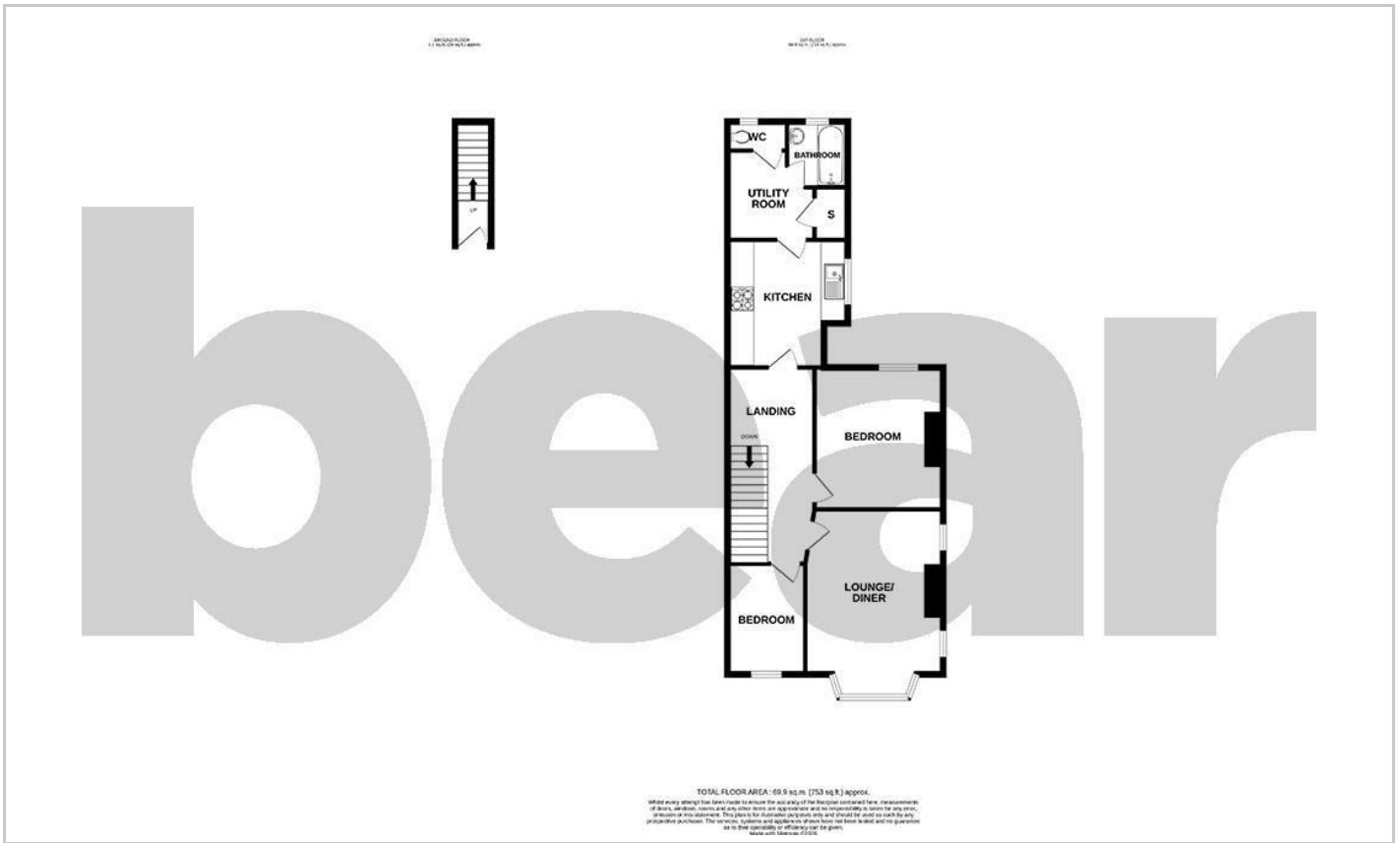
5'9 x 5'1

### WC

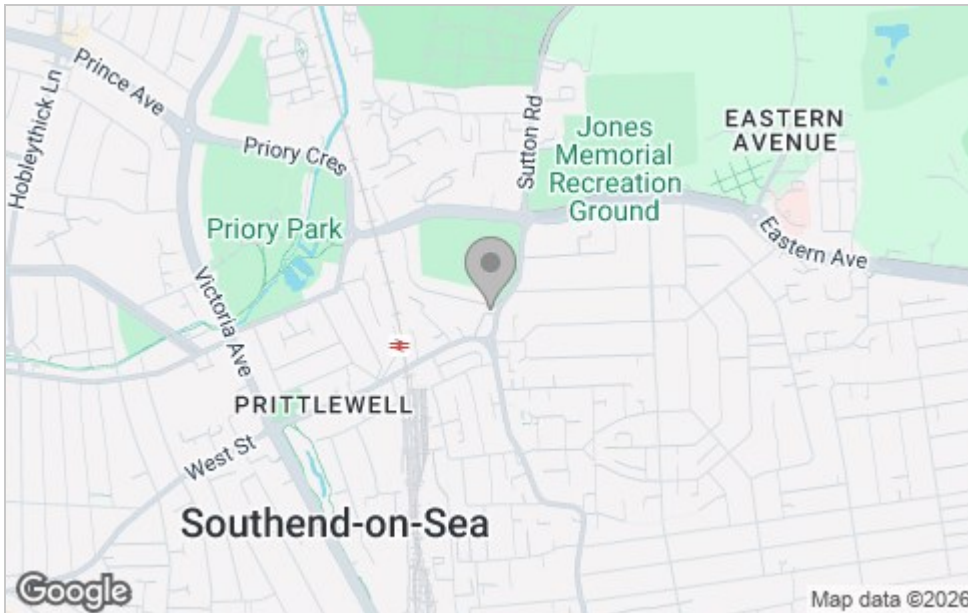
5'2 x 2'6



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

# Energy Efficiency Graph

