



**\*\* NO ONWARD CHAIN - MILTON CONSERVATION AREA \*\***

Stunning two double bedroom ground floor flat boasting a long lease, off-street parking and a well-presented garden. Found close to the seafront within minutes of Southend High Street for amenities and convenient train lines. Guide Price £250,000-£260,000.

- Stylish Ground Floor Flat
- Two Double Bedrooms
- Long Lease
- Walking Distance to Southend High Street
- Close to the Seafront and London Road
- Bay Fronted Lounge and a Large Kitchen/Diner
- Off-Street Parking and a Garden
- Double Glazing and Gas Central Heating
- Access to Train Lines and Bus Links
- Ideal for First Time Buyers and Commuters

## Avenue Road

Westcliff-on-Sea

**£250,000**

Price Guide



# Avenue Road



Stunning two DOUBLE bedroom ground floor flat boasting a long lease, OFF-STREET PARKING and a well-presented GARDEN. Found close to the seafront within minutes of SOUTHEND HIGH STREET for amenities and convenient TRAIN LINES.

This excellent two bedroom ground floor flat is ideally located within easy reach of the seafront, as well as Southend High Street. There are plenty of favoured shops and eateries within walking distance, as well as local bus links and two major train lines that commute to London via London Fenchurch Street and London Liverpool Street Stations. All-in-all, the location is perfect for commuters, first time buyers and those looking to be close to the sea.

The flat is located on the ground floor and boasts a long lease. Inside, the property has been carefully presented to a high standard with a modern bay fronted lounge which is complemented beautifully by a feature fireplace. There is also a large kitchen/diner which has modern fittings and provides direct access to a rear garden. Further accommodation includes two double bedrooms and a three piece bathroom. There is access to off-street parking to the front.

CALL BEAR ESTATE AGENTS TO VIEW!

## Two Bedroom Ground Floor Flat

Entrance

Lounge 14'9 x 13'0

Kitchen/Diner 14'4 x 11'6

Bedroom One 12'6 x 11'5

Bedroom Two 15'3>12'3 x 6'9

Three Piece Bathroom 12'3 x 4'4

Storage

Off-Street Parking

Garden

Long Lease

Double Glazing

Gas Central Heating

EPC Report: D

## Agents Notes

Ground Rent £50pa

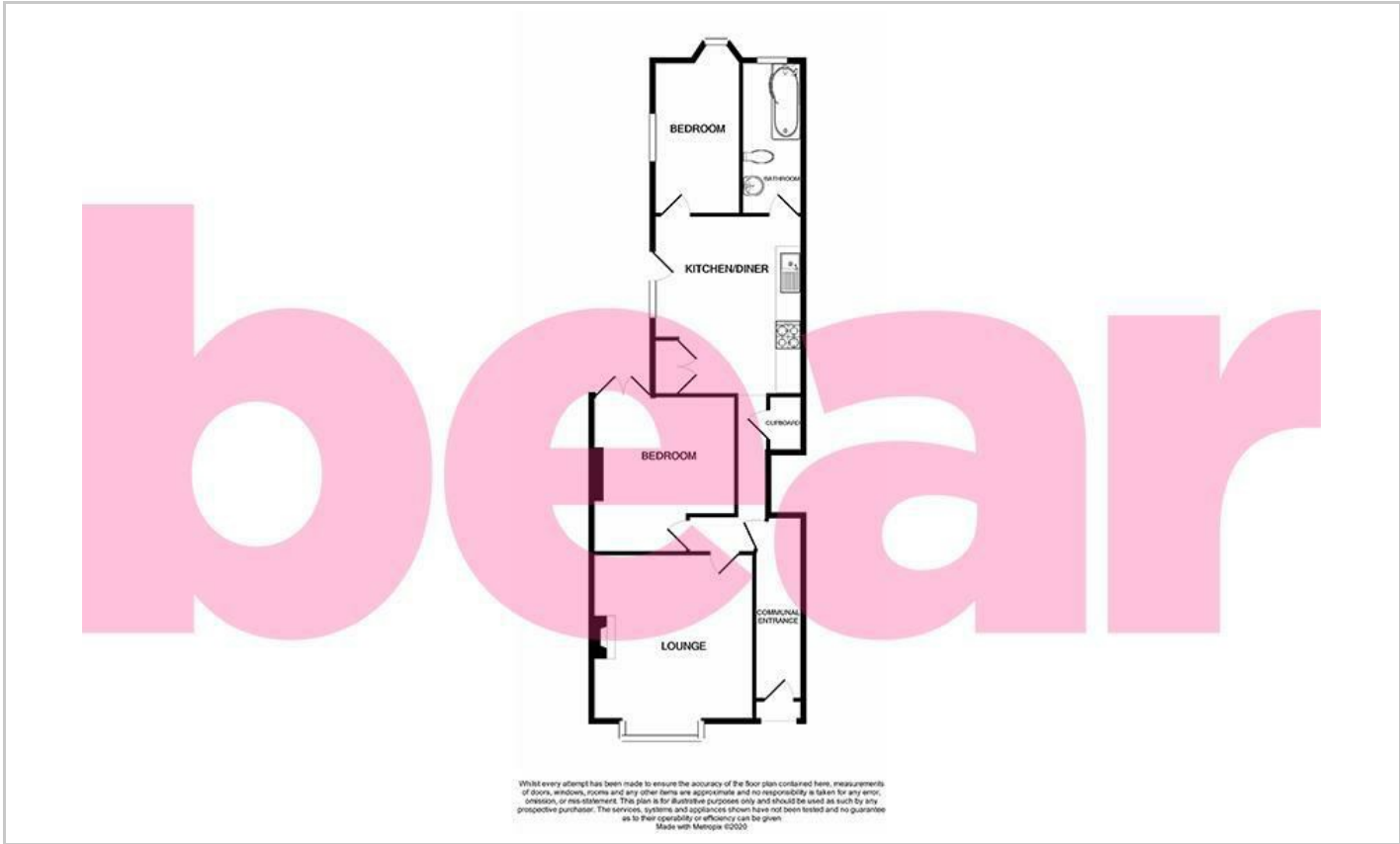
Service Charge £627.50 half yearly. (so £1,255pa)

155 years remaining on the lease.

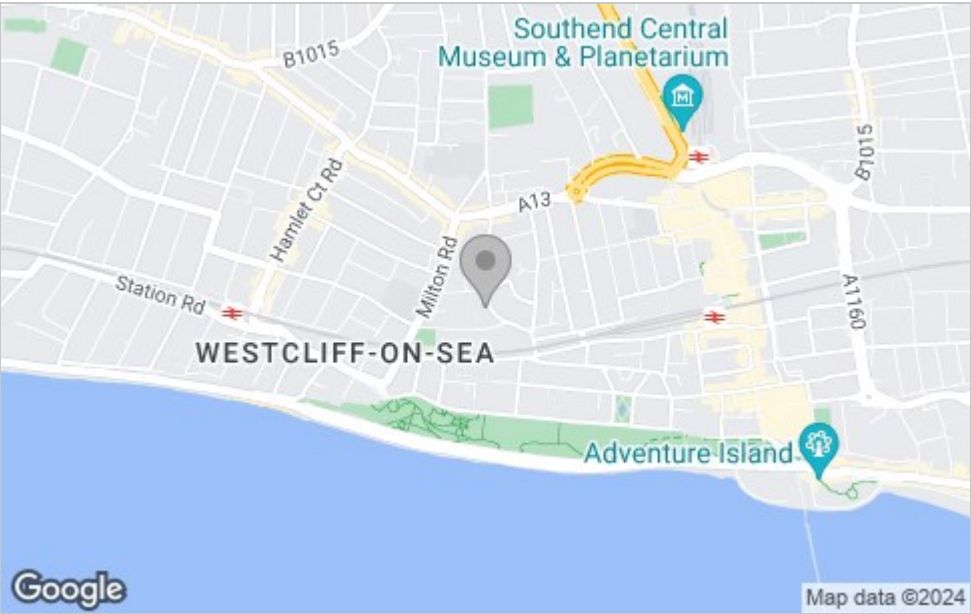




Floor Plan



Area Map

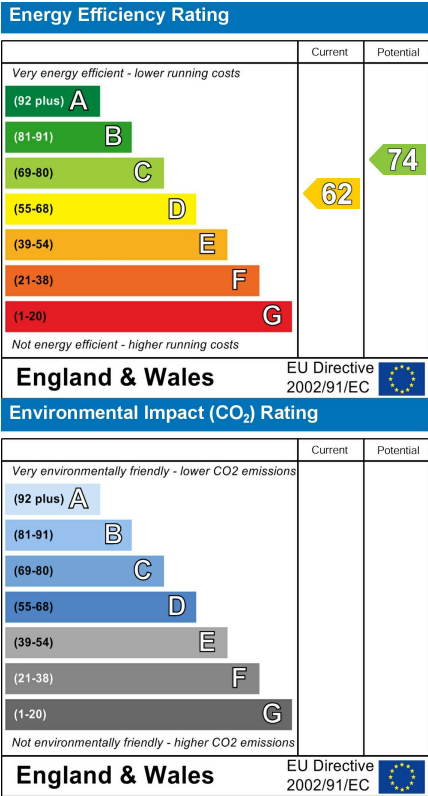


Viewing

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.

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Energy Efficiency Graph



Beech House, 1 Journeymans Way, Temple Farm Industrial Estate, Southend-on-Sea, Essex, SS2 5TF

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