



\*\*\*GUIDE PRICE 200,000 - 210,000\*\*\* Well presented two DOUBLE bedroom maisonette with a private entrance and OFF-STREET PARKING. Located just minutes from SOUTHD SEAFRONT, the high street and Southchurch Park. Within easy reach of excellent amenities.

- Maisonette with a Private Entrance
- Large Bay Fronted Lounge/Diner
- Lease in Excess of 100 Years
- Walking Distance to Southend Seafront and Southchurch Park
- Not Far From Bus Links and Southend East Train Station
- Two Double Bedrooms
- Three Piece Bathroom and an En-Suite Shower Room
- Double Glazing and Gas Central Heating
- Close to Amenities and Southend High Street
- Ideal for First Time Buyers

## Retort Close

Southend-on-Sea

**£200,000**

Guide Price



# Retort Close



A perfect seaside location!

Just minutes from Southend seafront is this desirable two bedroom maisonette which boasts an extensive lease over 100 years. Popular amenities including eateries and Southchurch Park are all within walking distance, as well as convenient bus links. The A127 and Southend East Train Station are both within close proximity, making this a suitable location for commuters. Also within a close distance, is Southend High Street and schools.

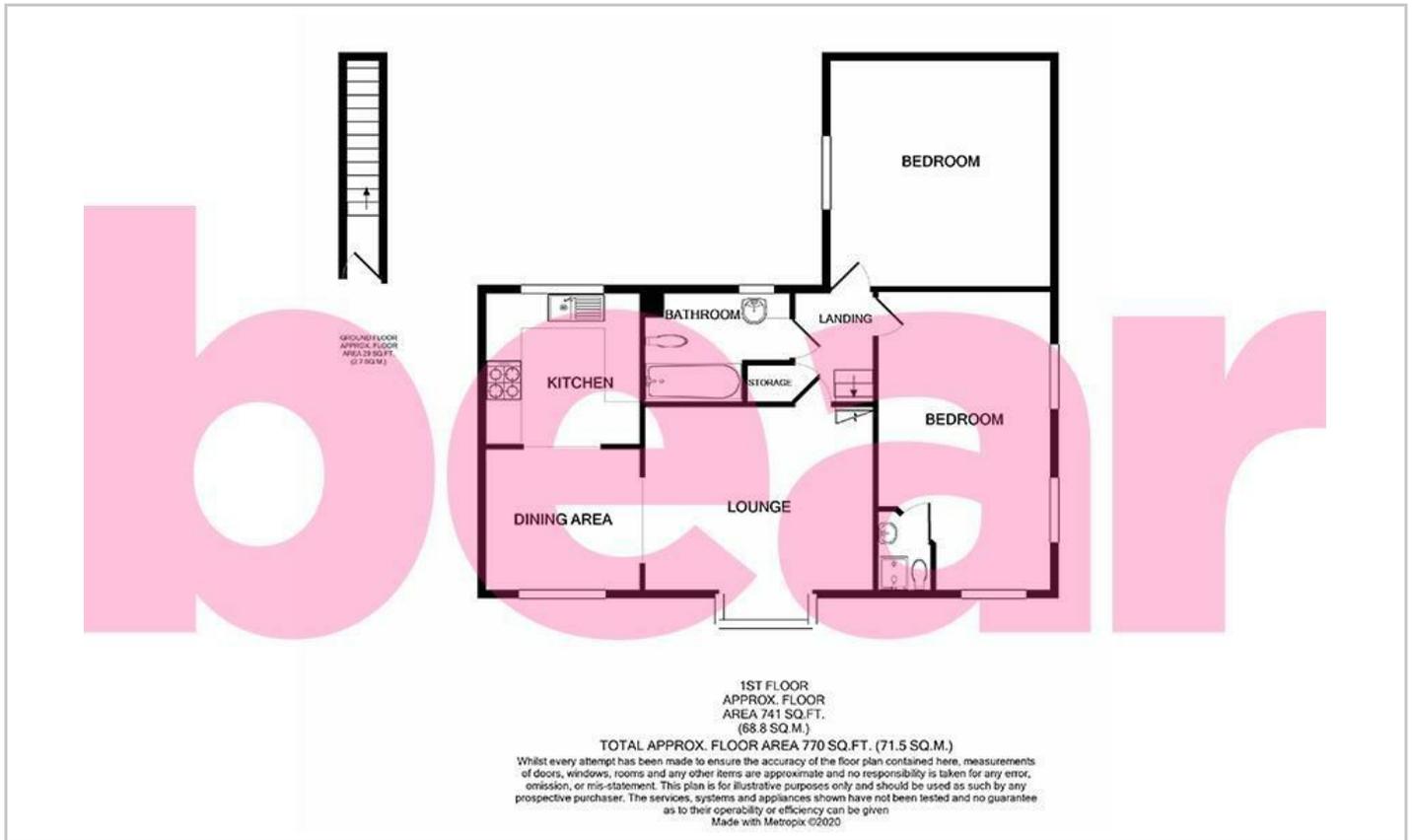
The maisonette benefits from having a private entrance and offers one allocated off-street parking space in a residents car park. Inside, the property accommodates a large open plan lounge/diner which has a bay window and leads onto a spacious kitchen. There are two double bedrooms within the maisonette, with the master bedroom boasting an en-suite shower room. There is also a well presented three piece bathroom, as well as storage space.

CALL BEAR ESTATE AGENTS TO VIEW!

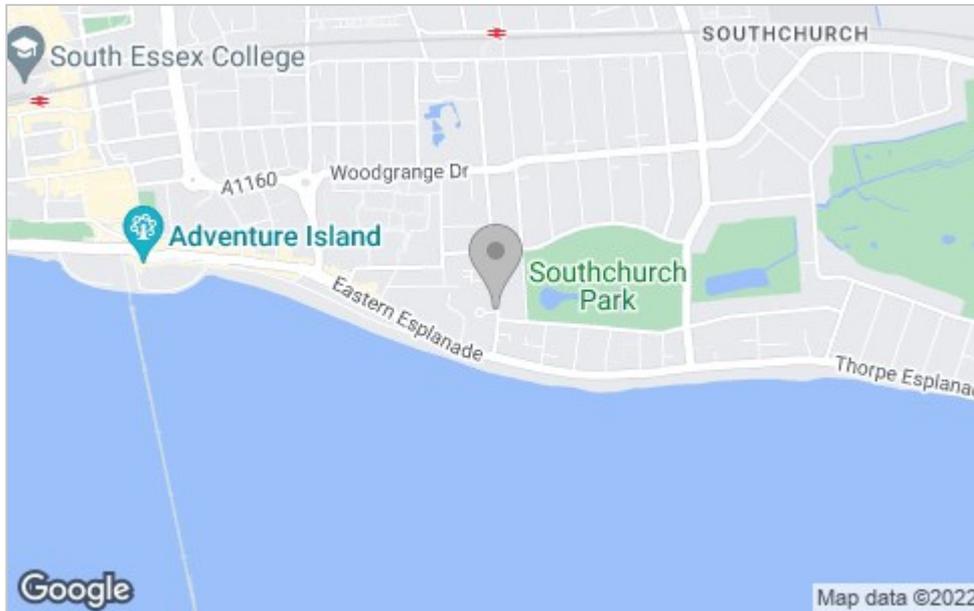
Two Bedroom Maisonette  
Private Entrance  
Landing  
Lounge Area 12'3 x 10'10  
Dining Area 9'1 x 8'5  
Kitchen 9'1 x 9'0  
Bedroom One 17'11 x 10'1>6'10  
En-Suite Shower Room  
Bedroom Two 13'3 x 12'10  
Three Piece Bathroom 8'8 x 6'7  
Storage  
Off-Street Parking  
Lease in Excess of 100 Years  
Double Glazing  
Gas Central Heating  
EPC Report: TBC



## 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.

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) [www.bearestateagents.co.uk](http://www.bearestateagents.co.uk)

## Energy Efficiency Graph

