



GUIDE PRICE £290,000 - £300,000 Bear Estate Agents are excited to bring this stunning two bedroom first floor apartment boasting beautiful views across Southchurch Park to the market. Positioned in a sought after residential road to offer fantastic access to a wealth of amenities. Boasting beautifully presented interiors, off-street parking, direct access to a private section of the rear garden and a long lease.

- Two bedroom first floor flat
- Off-street parking
- Long lease
- Full width balcony to front
- Walking distance of seafront
- Stunning views across Southchurch Park
- Direct access to rear garden
- Beautifully presented interiors
- Sizeable kitchen/breakfast room
- Easy reach of travel links into Central London

Kensington Road

Southend-on-Sea

£290,000

Offers Over



Kensington Road



(Paragraph)
Bear Estate Agents are excited to present this delightful two bedroom first floor flat which overlooks the glorious Southchurch Park. The property is positioned on the well regarded Kensington Road to offer access to a selection of amenities and travel links. The nearby Southend East Train Station offers direct access into London Fenchurch Street on the favoured c2c line, whilst a selection of convenient bus links are also close to the home. Southend Seafront is a short stroll away and presents inspiring views, whilst Southend City Centre is also in close proximity and offers excellent shopping facilities and eateries.

Internally the property has been presented in fantastic condition. Accessed via a private entrance, stairs lead to a sizeable and light filled entrance hallway, which provides enough space for a work from home setup. The lounge sits to the front, benefitting from an exposed brickwork fireplace and provides access to a stunning balcony with expansive views across Southchurch Park. The master bedroom is sizeable, offering an abundance of integrated storage and another exposed brickwork fireplace. A stylish three-piece bathroom and light-filled kitchen/breakfast room sit to the rear. A well proportioned second bedroom concludes in the internal accommodation. Stairs from the kitchen lead down to a private section of rear garden which comes with a summerhouse. The front benefits from off-street parking for one vehicle. The property benefits from a new boiler which was installed in 2023 and has a 5 year warranty and a long lease. A viewing at your earliest convenience is recommended to avoid disappointment.

Landing

Lounge
13'3" x 12'7"

Kitchen
11'5" x 9'4"

Bedroom One
13'11" x 12'7"

Bedroom Two
10'0" x 6'9"

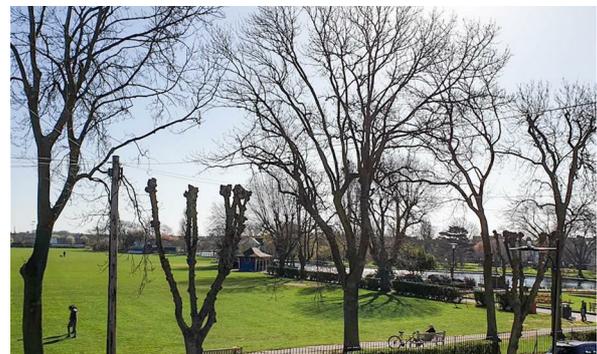
Bathroom
8'0" x 8'0"

Balcony

Private Rear Garden



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.

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

Office: 01702 811211 info@bearestateagents.co.uk <https://www.bearestateagents.co.uk>