



\* £200,000 - £210,000 \* This well-presented ground floor flat offers spacious accommodation, a generous private rear garden and off-street parking. Situated on Central Avenue, the property is ideally located for excellent transport links, local amenities and green spaces, making it a fantastic purchase for first-time buyers or investors alike.

- Well-Presented Ground Floor Flat
- Bay Fronted Lounge with Feature Fireplace
- Kitchen/Diner
- Double Bedroom
- Two Piece Shower Room Opening into a Separate WC
- Useful Storage in the Entrance Hall
- Generous Private Rear Garden
- Off-Street Parking to the Front
- Double Glazing and Gas Central Heating
- Excellent Transport Links and Local Amenities Nearby

## Central Avenue

Southend-on-Sea

**£200,000**

Price Guide



# Central Avenue



The accommodation begins with an entrance hall benefitting from useful built-in storage. To the front of the property is a bright bay fronted lounge featuring a character fireplace, creating a welcoming living space. The property further offers a well-proportioned kitchen/diner, a double bedroom and a two piece shower room which leads through to a separate WC. Externally, the flat enjoys a generous rear garden, ideal for outdoor entertaining, along with off-street parking to the front. Additional benefits include double glazing and gas central heating throughout.

Located on Central Avenue, the property is within close proximity of a range of amenities, parks and bus links. The A127 and Southend East Train Station are easily accessible, with direct rail links to London Fenchurch Street via the C2C line, making this an excellent location for commuters.

## One Bedroom Ground Floor Flat

### Entrance Hall

### Lounge

14'8 x 13'1

### Kitchen/Diner

12'4 x 11'3

### Bedroom

12'2 x 11'2

### Shower Room

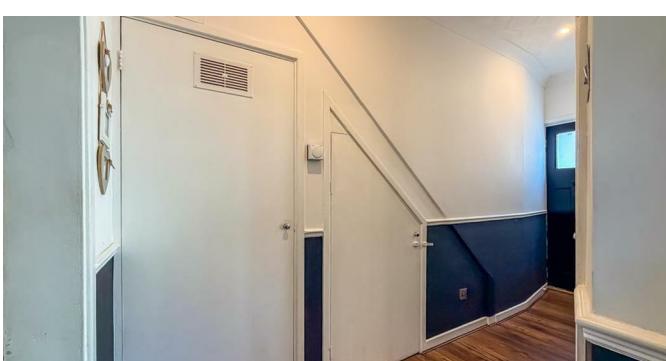
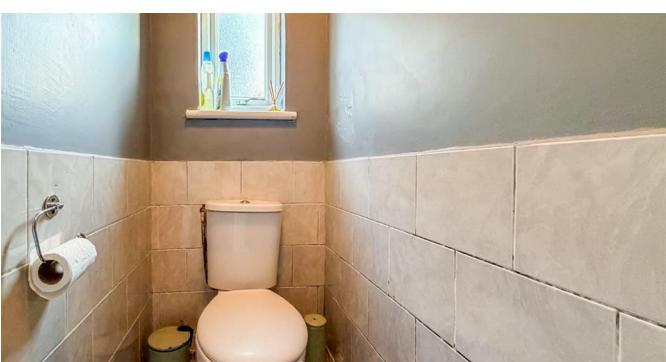
7'9 x 5'4

### WC

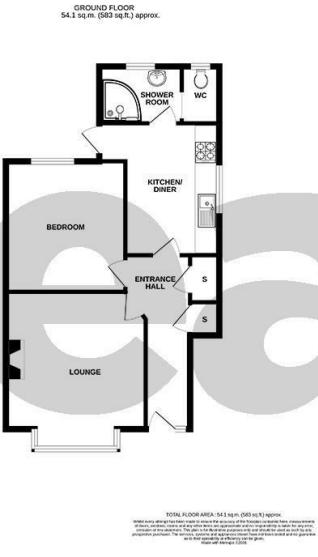
5'4 x 3'6

### Garden

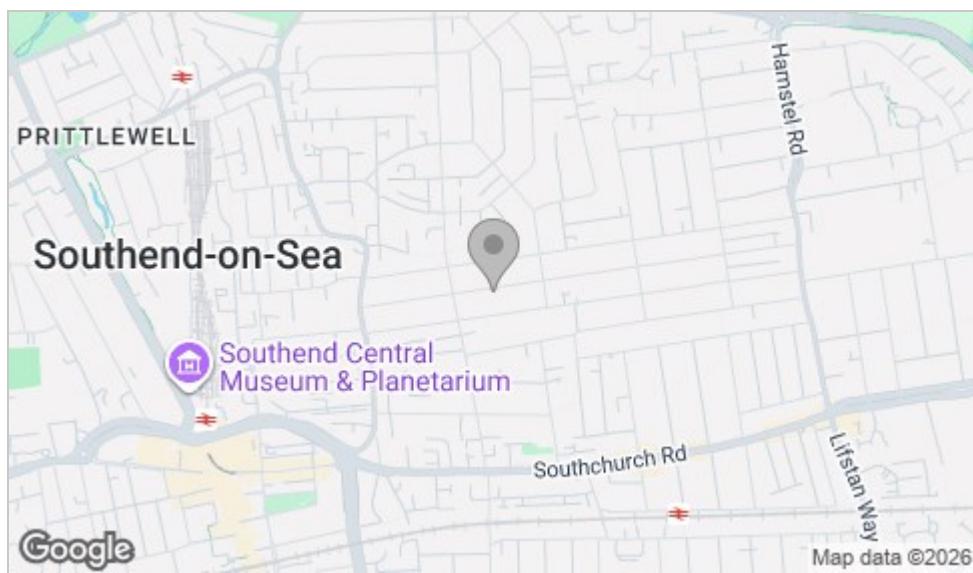
### Off-Street Parking



# 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.

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## Energy Efficiency Graph

