



Victoria Avenue | | Southend-on-Sea | SS2 6AL

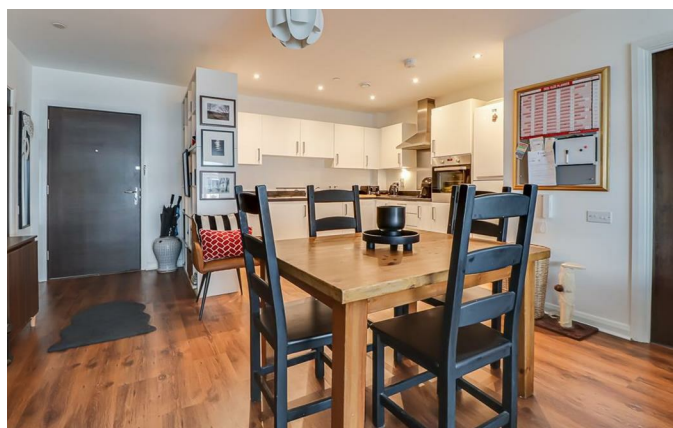
£290,000

bear
Estate Agents

Victoria Avenue |
Southend-on-Sea | SS2 6AL
£290,000

Stylish two-bedroom fifth floor flat offering modern open plan living, two ensuites, a private balcony, and access to communal roof gardens, all set within a prime city centre location.

- Modern Two Bedroom Fifth Floor Flat
- Private Balcony
- Two Ensuite Bathrooms
- Communal Roof Gardens
- Allocated Off-Street Parking Space
- Open Plan Kitchen/Living Room
- Two Double Bedrooms
- Built-in Storage
- Lift Access
- High Performance Glazing and Gas Central Heating





This contemporary flat provides high-quality living throughout, ideal for professionals, first-time buyers, or investors. The property features a spacious open plan kitchen/living room, designed with modern living in mind and offering direct access to a private balcony. There are two generously sized double bedrooms, both benefiting from their own ensuite facilities, with a shower room to bedroom one and a bathroom to bedroom two. Additional features include built-in storage, lift access, and access to impressive communal roof gardens. The property also benefits from one allocated off-street parking space, high performance glazing, and gas central heating.

Situated in Victoria Central on Victoria Avenue, this property enjoys a prime city centre position within easy reach of a wide range of amenities, including shops, restaurants, and leisure facilities. The seafront and local parks are also nearby, along with excellent transport links such as bus routes, the A127, London Road, and both Southend Victoria and Southend Central Train Stations. Southend Hospital and London Southend Airport are also within close proximity. The property falls within the catchment area for Barons Court Primary School, Milton Hall Primary School and Nursery, and Chase High School, while also being close to highly regarded grammar schools.

Two Bedroom Fifth Floor Flat

Kitchen/Living Room

24'8 x 16'8 > 13'3 (7.52m x 5.08m > 4.04m)

Balcony



Bedroom One

17'2 x 9'3 (5.23m x 2.82m)

Ensuite One

7'5 x 5'11 (2.26m x 1.80m)

Bedroom Two

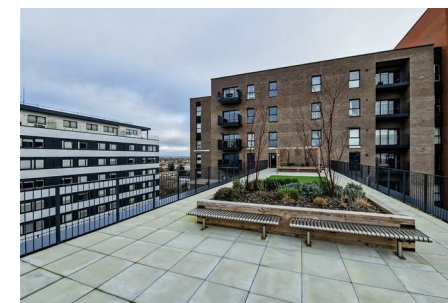
13'10 x 8'11 (4.22m x 2.72m)

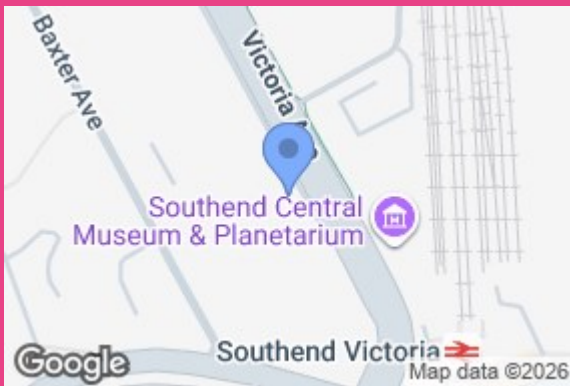
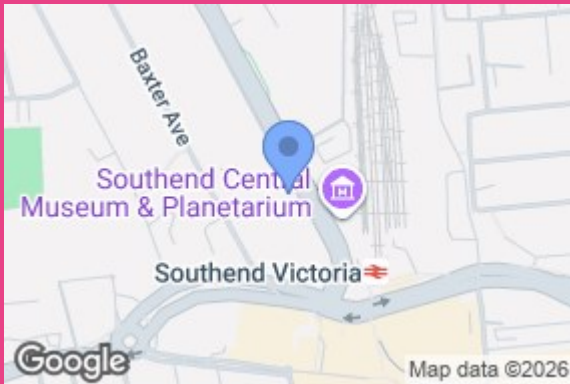
Ensuite Two

7'5 x 6'7 (2.26m x 2.01m)

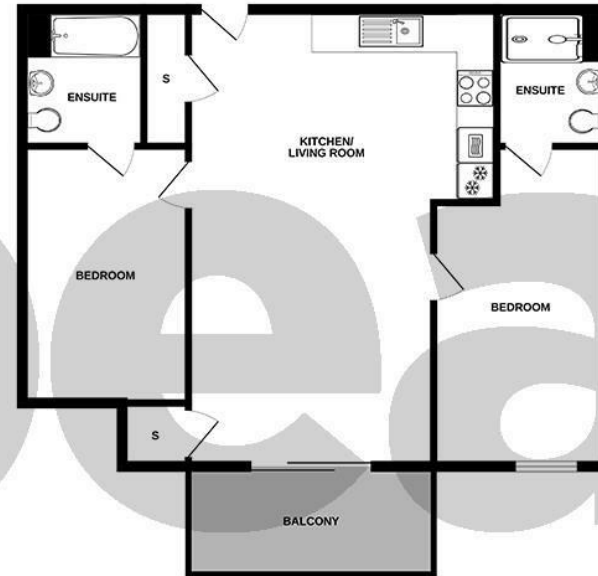
Storage

One Allocated Off-Street Parking Space





70.0 sq.m. (754 sq.ft.) approx.



TOTAL FLOOR AREA: 70.0 sq.m. (754 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and other elements are not guaranteed. It is recommended to check for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with any professional purchase. The services, systems and appliances shown hereon are not tested and no guarantee as to their quantity or efficiency can be given. Made with Blueprints 2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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		

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