

## Guildford Road Southend-on-Sea

**£210,000**



Bear Estate Agents are delighted to offer this two bedroom second floor apartment, boasting a private balcony, two bathrooms and allocated off-street parking. Positioned in a central Southend-on-Sea location, close to excellent amenities and major travel links.

- Two Bedroom Second Floor Apartment
- Open Plan Kitchen/Living Room
- Private Balcony
- Master Bedroom with Ensuite and Built-In Wardrobes
- Second Double Bedroom with Built-In Storage
- Three Piece Bathroom Suite
- Entrance Hall with Storage
- One Allocated Off-Street Parking Space
- Double Glazing and Electric Heating
- Prime Location Close to Train Links, Amenities and Schools

# Guildford Road



Internally, this well-presented apartment offers a spacious open plan kitchen/living room, which leads directly to a private balcony—ideal for relaxing or entertaining. The property benefits from a master bedroom with built-in wardrobes and a convenient ensuite shower room, along with a generous second double bedroom also offering built-in storage. A well presented three piece bathroom suite, entrance hall storage, double glazing and electric heating complete the accommodation. Further advantages include one allocated off-street parking space, secure entry and a well-maintained communal environment.

Located within Royal Court on Guildford Road, this apartment is within easy reach of a wide range of local amenities, shops, and supermarkets. Southend Victoria Train Station is just a short stroll away, offering direct links into London Liverpool Street. The property falls within catchment for both Bournemouth Park Academy and Cecil Jones Academy, making this a fantastic choice for first-time buyers, commuters or investors alike.

## **Two Bedroom Second Floor Flat**

### **Entrance Hall**

### **Kitchen/Living Room**

19'5 x 17'9

### **Balcony**

### **Bedroom One**

14'4 x 8'7

### **Ensuite**

6'2 x 5'4

### **Bedroom Two**

11'8 x 8'7

### **Three Piece Bathroom**

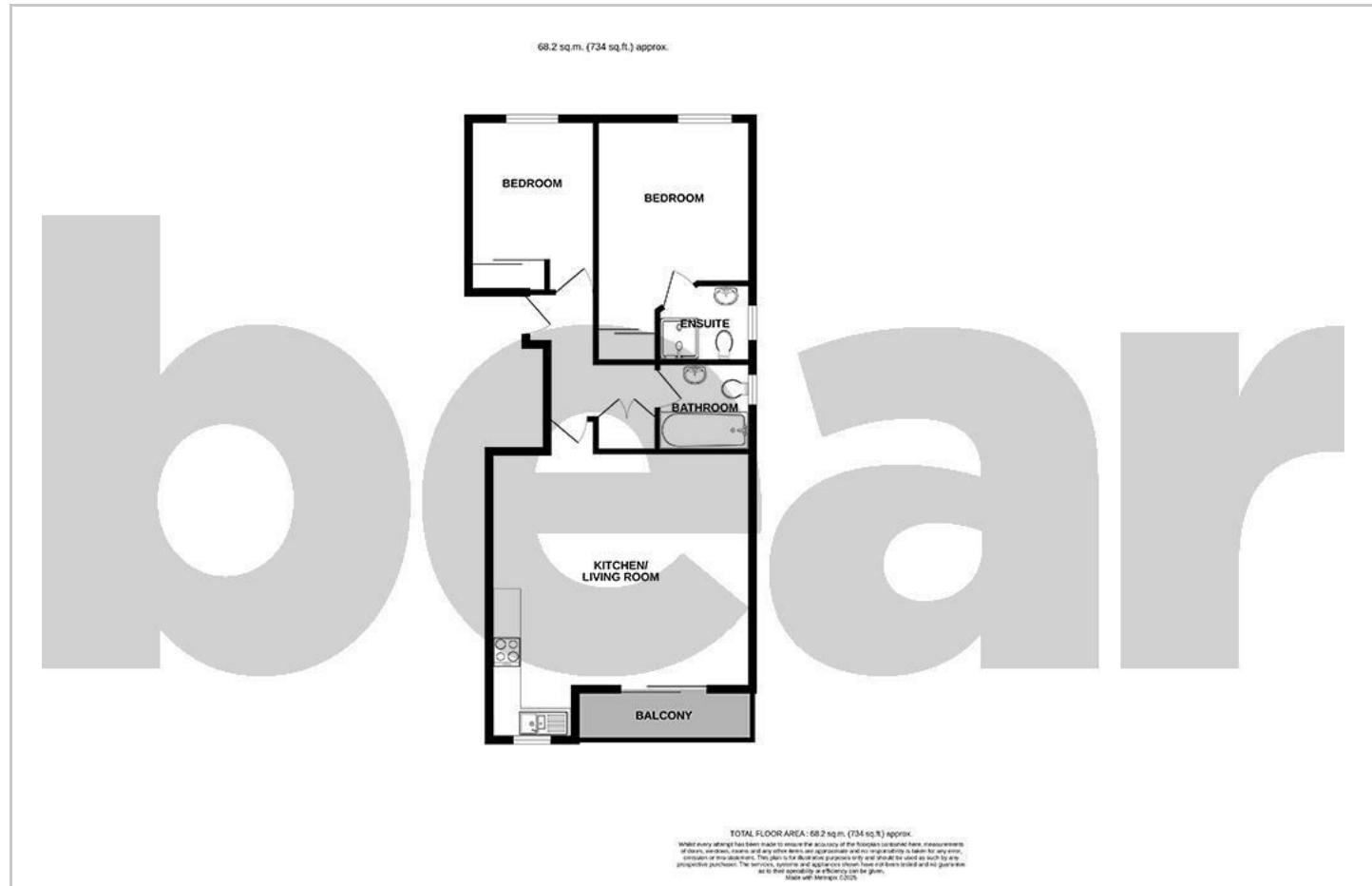
6'5 x 6'0

### **One Allocated Off-Street Parking Space**

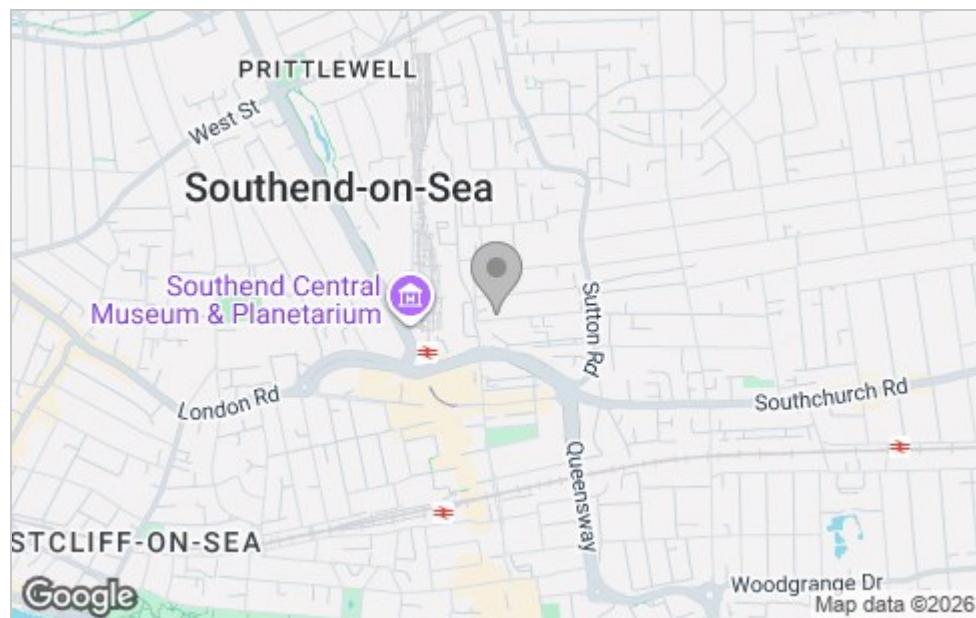




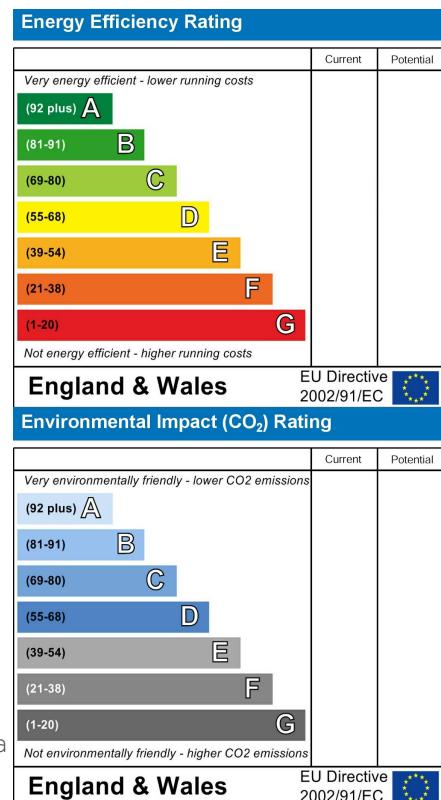
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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