



TO LET

**Brighton Avenue,
Southend-On-Sea SS1 2QN**

£1,375 PCM Deposit Required - £1,586 Council Tax Band - B

- Beautiful Two Bedroom House
- Large Living/Dining Area
- Modern Fitted Kitchen
- Artificial Grass To Rear
- Spot Lights Throughout Ground Floor
- Exposed Brickwork
- Modern Bathroom
- Gas Central Heating (n/t)
- Double Glazed Throughout
- Call To Arrange Viewing

Appointmoor Rental
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Description

Appointmoor are pleased to offer to the market this beautiful TWO BEDROOM family home. Situated within Southchurch Village, the house is beautifully presented with modern décor throughout and spotlights throughout the ground floor. With a modern fitted kitchen, pelmet lighting, on trend work top and tiles. The bathroom is decorated tastefully in retro tiles

with a shower over the bath. The garden is low maintenance with a decking area and artificial grass. With two double bedrooms upstairs, viewing is essential.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	50
(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	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**