



# FOR SALE

**Station Avenue,  
Southend-On-Sea SS2 5ED**

**Guide Price £250,000   Share of Freehold   Council Tax Band - B**

- First Floor Two Bedroom Apartment
- Newly Build With Stunning Interior
- Situated Within Private Road With One Allocated Parking Space
- Share Of Freehold
- Two Double Bedrooms
- Spacious Lounge/Kitchen Area
- Fitted Kitchen With Integrated Appliances
- Within Walking Distance To Prittlewell Station
- Close To Southend Highstreet
- Perfect For First Time Buyer Or Property Investor

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

# Description

\*\*\*\* GUIDE PRICE £250,000 - £270,000 \*\*\*\*

## NO ONWARD CHAIN!

We are please to bring to the market Station Avenue, Southend-On-Sea, a charming first-floor apartment being sold with Share Of Freehold which is a true gem waiting to be discovered. Boasting a spacious 957 sq ft, this newly built (2021) home offers a modern and stylish living space that is sure to impress.

As you step inside, you are greeted by a beautifully designed interior with vaulted ceilings that add a touch of elegance to the space. The property features an open plan reception space perfect for entertaining guests, a fitted kitchen complete with integrated appliances, two double bedrooms offering ample space for comfort, and not one, but two bathrooms for added convenience.

You have the added benefit of allocated parking space for one vehicle, ensuring that you never have to worry about finding a spot after a long day. Additionally, the proximity to Prittlewell station, within walking distance, provides easy access to London Liverpool Street, making commuting a breeze for city workers or those looking to explore the capital. You are also within a short distance to Southend High Street and have easy access routes onto the A127.

If you are in search of a modern, well-appointed apartment with a prime location and excellent transport links, look no further than this two-bedroom apartment on Station Avenue. Don't miss out on the opportunity to make this stunning property your new home!

## Entrance

9'7 x 7'1 (2.92m x 2.16m)

Double glazed obscure door to entrance, carpet flooring, electric meters, pendant lighting.

## Share Of Freehold

No Ground Rent

Peppercorn Service Charge.

## Lounge/Diner/Kitchen

26,2 x 14'2 (7.92m,0.61m x 4.32m)

Wooden flooring, radiators, double glazed windows to rear aspect, double glazed window to front aspect, vaulted ceiling with skylights, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point induction hob with extractor over, integrated oven, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, built in island with marble effect worktop and storage space, spotlight lighting.

## Bedroom 1

14'10 x 10'8 (4.52m x 3.25m)

Carpet flooring, radiator, double glazed window to rear aspect, vaulted ceiling with skylight, pendant lighting.

## En-Suite

11'6 x 4'2 (3.51m x 1.27m)

Tiled flooring, vaulted ceiling with skylights, heated towel rail, partially tiled walls, hand basin, walk in shower cubicle, W/C, extractor, wall mounted lighting.

## Bedroom 2

11'2 x 8'3 (3.40m x 2.51m)

Carpet flooring, radiator, double glazed window to rear aspect, spotlight lighting.

## Bathroom

11'6 x 8'2 (3.51m x 2.49m)

Tiled flooring, heated towel rail, partially tiled walls, double glazed obscure window to front aspect, hand basin, W/C, bath with shower system over, loft access with storage space, spotlight lighting.

## Front Of Property & Parking

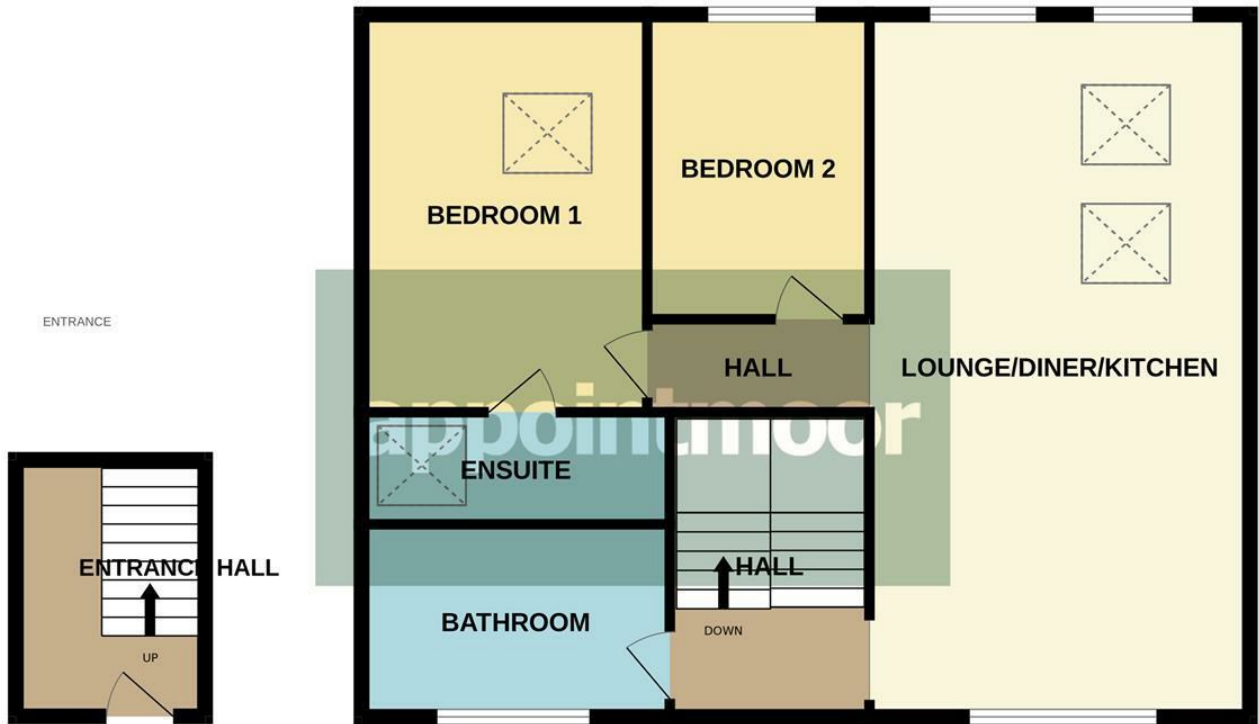
Communal courtyard space, allocated parking for one vehicle.

## Tenure





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                    | Potential                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 75                         | 75                                                                                  |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) <b>A</b>                                              |  |         |           |
| (81-91) <b>B</b>                                                |  |         |           |
| (69-80) <b>C</b>                                                |  |         |           |
| (55-68) <b>D</b>                                                |  |         |           |
| (39-54) <b>E</b>                                                |  |         |           |
| (21-38) <b>F</b>                                                |  |         |           |
| (1-20) <b>G</b>                                                 |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |

**AGENTS NOTES:** Appointment 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 APPOINTMENT MOOR ESTATES ONLY**

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