



## Tideway

Eastern Esplanade, Southend-on-Sea

- ESTUARY VIEWS
- TWO BALCONIES
- SHARE OF FREEHOLD
- ALLOCATED PARKING/GARAGE



## Guide Price £460,000

This exceptional two bedroom first floor apartment has some breathtaking Estuary views with a fabulous Balcony. Rarely available and with a share of the Freehold. Allocated parking and garage to the rear. Great open plan living room and fully fitted kitchen as well a full lift service and access to local amenities.





#### AGENTS NOTES

This wonderfully maintained first floor seafront apartment is located in a much sought after development which provides picturesque views of the Estuary. The property is also being sold with a 'SHARE OF FREEHOLD'. Full lift service is available with the communal areas spotlessly maintained. The Balcony to the front is a very generous size with ample room for tables and chairs with as expected, stunning Estuary views.

The accommodation comprises of a large 19'0 x 16'6 living area where you can find one of the two balconies that the apartment provides. Leading directly off the living room is the exceptionally well appointed and fitted kitchen. The kitchen area includes a fridge freezer, a double oven, a hob/extractor as well as a space for a washing machine. Flowing from the main living room there is an inner hallway with a built in cupboard and direct access to the large bathroom with an adjacent separate W.C.

The two bedrooms are located at the rear both with floor



to ceiling mirrored sliding door wardrobes. There is access to the rear balcony from the main bedroom which overlooks the parking area.

Further benefits to the property include: double glazing throughout, allocated parking to the rear, and easy access to a garage with power and light situated in an undercover area.

Access to the flats can be gained directly from the garage and parking area.

Additional benefits include gas central heating with a regularly serviced combination boiler.



Located in close proximity to all local amenities including shops and restaurants, a short walk from the lovely Southchurch park and within a five minute drive to the nearest train station.

#### **ENTRANCE HALL**

4' 0" x 8' 6" (1.22m x 2.59m)

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#### **LIVING ROOM**

19' 0" x 16' 6" (5.79m x 5.03m)

#### **KITCHEN**

11' 0" x 8' 4" (3.35m x 2.54m)

#### **INNER HALLWAY**

12' 0" x 4' 2" (3.66m x 1.27m)

#### **BATHROOM**

8' 4" x 7' 3" (2.54m x 2.21m)

#### **MASTER BEDROOM**

15' 6" x 11' 6" (4.72m x 3.51m)

#### **BEDROOM TWO**

12' 4" x 9' 0" (3.76m x 2.74m)

#### **BALCONIES**

#### **GARAGE & PARKING**

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



**First Floor**

Approx. 82.1 sq. metres (884.0 sq. feet)



Total area: approx. 82.1 sq. metres (884.0 sq. feet)

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