



Sweyne Avenue

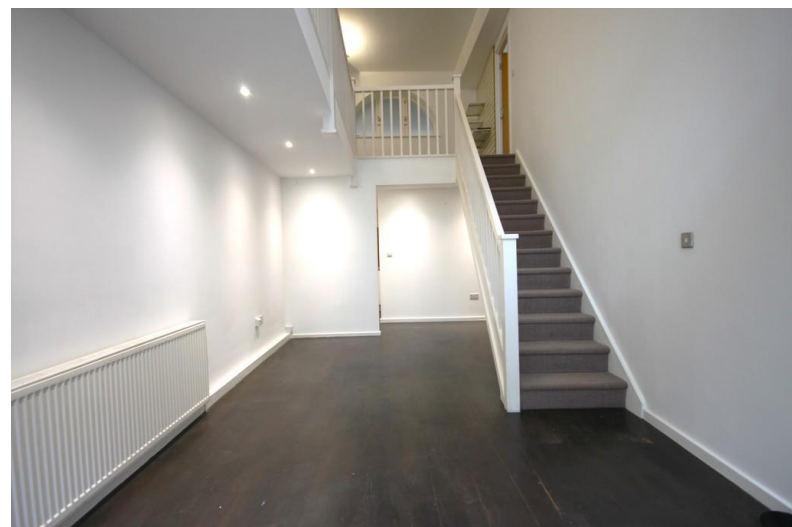
Southend-on-Sea

- NO ONWARD CHAIN
- GATED PRIVATE PARKING
- TWO DOUBLE BEDROOMS
- BREATHTAKING MEZZANINE



Offers in excess of £275,000

Stunning vacant two bedroom apartment in this exclusive gated complex has everything to offer. Immense character with a breathtaking mezzanine first floor giving access to the massive main bedroom with en suite. Central to Southend yet private with parking and a layout that is just exceptional.





AGENTS NOTES

Such a rare find and unusual style with high vaulted ceilings and magnificent mezzanine which is huge and compliments the arrangement of this iconic home. Offered with no onward chain and allocated parking within a secure gated complex and additional visitor parking. The location is just perfect with Southend High Street and main line railway stations very close by.

The dramatic living room needs to be seen to be appreciated with an extraordinary mezzanine open plan loft area with stunning floor to ceiling windows creating a light bright and airy expanse. If you need to work from home the mezzanine area is perfect.

The two double bedrooms are both of exceptional sizes with a modern ensuite shower room to the master located on the first floor.

A further family bathroom and bedroom are located on the ground floor along with the fitted kitchen which includes a hob extractor hood built in dishwasher and



integrated fridge freezer.

Gas central heating and favourable service charge fees and a long lease.

Externally the gardens are meticulously maintained and provide access to the gated parking to the side of the building.

LIVING ROOM

23' 3" x 10' 2" (7.09m x 3.1m)

KITCHEN

11' 3" x 7' 3" (3.43m x 2.21m)

BEDROOM TWO

19' 5" x 9' 4" (5.92m x 2.84m)

MEZZANINE

28' 0" x 11' 9" (8.53m x 3.58m)

BEDROOM ONE EN SUITE

23' 6" x 8' 8" (7.16m x 2.64m)

ENSUITE

BATHROOM

TENURE

Lease - 103 Years remaining.

Service charge - £1,590 per annum.

Ground rent - £50 per annum.

Council Tax Band - E.

EPC Rating C.

Allocated & Visitor Parking.

Gas Central Heating.



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.

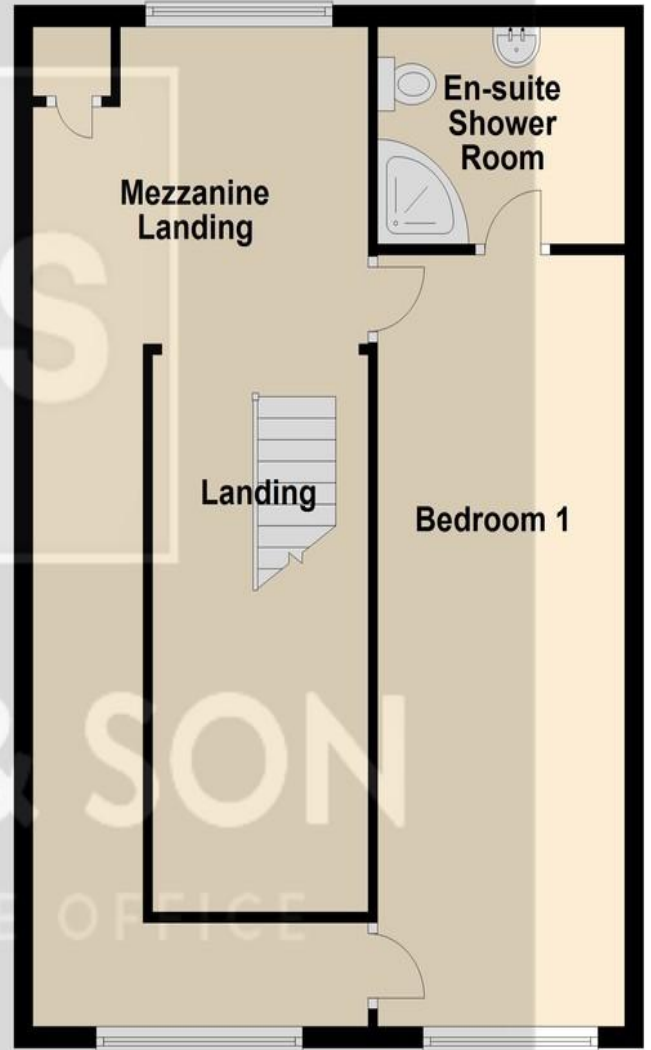
Ground Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



First Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

Regulated by RICS

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