



## Eastern Esplanade

Southend On Sea

- LARGE BALCONY
- THORPE BAY LOCATION
- PANORAMIC ESTUARY VIEWS
- TWO DOUBLE BEDROOMS



## Guide Price £450,000

LOCATION ! LOCATION ! LOCATION ! Stunning Estuary views and large balcony with panoramic views. Garage and parking to the rear. Very well maintained block and share of the freehold. Two bedrooms and fabulous living room with a large balcony. Gas heating NO ONWARD CHAIN.





#### **AGENTS NOTES**

The location and views on this one are second to none offered with a share of the freehold and situated in the prestigious area of Thorpe Bay.

The apartment is situated on the third floor giving it fantastic Estuary views all around with sliding patio doors opening out to a very good sized usable balcony large enough for outside furniture.

Offered with no onward chain and benefitting from a garage with parking in front located to the rear accessed under the covered driveway.

The accommodation offers two bedrooms with bathroom and open plan kitchen diner with direct access to the living room opening out to the balcony.

Double glazing and gas central heating with fitted stair lifts to the second floor.

Local eateries are close by and bus routes if required.



If location is what you are after then book an appointment soon.

#### **HALL**

#### **LIVING ROOM**

14' 8" x 11' 9" (4.47m x 3.58m)

#### **KITCHEN/DINER**

13' 9" x 10' 0" (4.19m x 3.05m)

#### **BATHROOM**

#### **BEDROOM**

15' 4" x 10' 3" (4.67m x 3.12m)

#### **BEDROOM**

12' 8" x 10' 6" (3.86m x 3.2m)

#### **GARAGE**

#### **TENURE**

Share of Freehold - 988 Years remaining on the Lease  
Council Tax Band D



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.



### Third Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 sq. feet)

Regulated by RICS

t. 01702 34 11 77

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**Residential Sales**  
190 London Road  
Southend-On-Sea  
Essex SS1 1PJ

