



## Gloucester Terrace

Thorpe Bay

- GROUND FLOOR FLAT
- TWO BEDROOMS
- SOUTH FACING LOUNGE
- KITCHEN/DINER & UTILITY ROOM



## £375,000 (Offers In Excess Of)

\*\* ENTIRE FREEHOLD CAN BE NEGOTIATED ON TOP OF PRICE\*\* \*\* VALUABLE FREEHOLD\*\* \*\* NO ONWARD CHAIN\*\* A good sized two bedroom ground floor flat in a sought after location in Thorpe Bay.





Hair & Son are pleased to present this well-sized two bedroom ground floor flat with a private rear garden and off road parking to the front.

The flat features a lovely bay fronted living room with ample space, a three piece bathroom suite, a fitted kitchen with a utility room coming off of this. As well as a huge master bedroom which has access out to the rear garden, with the second bedroom located at the front of the property.

An opportunity to acquire the full freehold for the building is also presented, with great investment value included with this purchase.

Located in a hugely desirable area with close proximity to the seafront. The property is also close by to Thorpe bay Broadway and train station and has fantastic transport links into Southend City Centre.

The property will come with a new long lease upon completion and is offered to the market with vacant



possession, therefore no onward chain.

#### **ENTRANCE HALL**

Side door to entrance hall. Radiator.

#### **LOUNGE**

18' 10" x 14' 9" (5.74m x 4.5m) Lead light double glazed bay window to front. Radiator.

#### **KITCHEN/DINER**

14' x 10' (4.27m x 3.05m) Range of worktops and cupboards. Built in oven and hob with extractor hood over. Breakfast bar. Door to boiler/ storage room. Plumbing for washing machine.

#### **BEDROOM ONE**

18' 3" x 11' 10" (5.56m x 3.61m) Large double room with door onto rear garden. Radiator.

#### **BEDROOM TWO**

10' 6" x 5' 10" (3.2m x 1.78m) Lead light double glazed window to front. Radiator.

#### **BATHROOM/WC**

Three piece suite with panelled bath, wash hand basin and low flush W.C. Window to side. Radiator.

#### **GARDEN**

#### **TENURE**

NEW LEASE UPON COMPLETION

FREEHOLD AVAILABLE AT ADDITIONAL COST

EPC - D

TAX BAND - C

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. 87.9 sq. metres (946.6 sq. feet)



Total area: approx. 87.9 sq. metres (946.6 sq. feet)

Regulated by RICS

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