



Baxter Avenue, Southend-on-Sea

Guide Price £220,000 Leasehold

- One bedroom ground floor flat
- Private west backing rear garden
 - Close to town centre
 - Low charges
 - Utility Room
- Off-road parking for two cars
- Stunning and modern design
- Near Southend Victoria station
- Spacious bay fronted lounge
 - 147 Year Lease





****£220,000 - £230,000** **OFF ROAD PARKING FOR TWO CARS** **PRIVATE REAR GARDEN**** This stunning one-bedroom ground floor flat offers a perfect blend of modern living and a convenient location. Spanning an impressive 657 square feet, this property has been thoughtfully designed to provide a comfortable and stylish home.

The flat retains a sense of character while boasting contemporary finishes. The spacious bay fronted reception room is ideal for relaxation or entertaining guests, while the well-appointed bedroom provides a peaceful retreat. The bathroom is modern and functional and comprises of a bathtub with an overhead shower attachment, wash hand basin and a low level w/c. The fitted kitchen is a good size and allows enough space for a dining table. Off of the kitchen you will find a utility area adding to the practicality of the flat.

One of the standout features of this property is the off-road parking, accommodating up to two cars, which is a rare find in such a central location. The private west-facing rear garden is perfect for enjoying the afternoon sun, offering a delightful outdoor space for gardening or simply unwinding after a long day.

Convenience is at your doorstep, with the bustling town centre just a short stroll away, providing a variety of shops, cafes, and restaurants. For commuters, Southend Victoria train station is within easy reach, offering direct links to London Liverpool Street, making this flat an excellent choice for those who work in the city but prefer the charm of coastal living. Additionally, the beautiful seafront is within walking distance, allowing you to enjoy leisurely walks along the beach.

This exceptional flat is perfect for first-time buyers, professionals, or those seeking a charming retreat by the sea. Don't miss the opportunity to make this delightful property your new home.

Entrance Hall

Living Room

13'10 x 11'6

Bedroom

12'4 x 11'5

Kitchen/dining

11'6 x 10'6

Utility

9'4 x 3'3

Bathroom

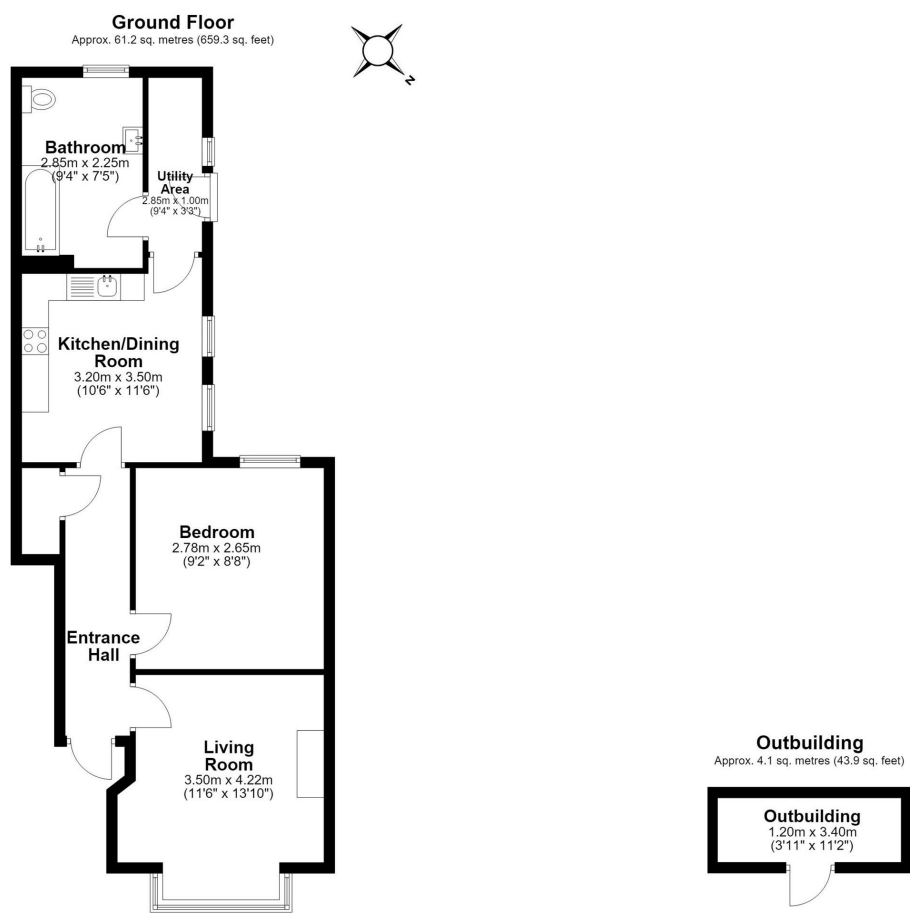
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band **B**
EPC Rating **D**



Total area: approx. 65.3 sq. metres (703.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

Baxter Avenue

Sales Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

01702 34 11 77

<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.