



Southchurch Boulevard

, Southend-on-Sea SS2 4UU

- FIRST FLOOR FLAT
- COMMUNAL PARKING AND GARDENS
- FITTED KITCHEN
- WALKING DISTANCE TO THORPE BAY STATION, BUS LINKS AND SHOPS.
- TWO BEDROOMS
- IN NEED OF MODERNISATION
- NO ONWARD CHAIN
- 144 YEAR LEASE

Guide Price £199,950 Leasehold



Location

Welcome to Southwycke, a spacious two bedroom first floor flat in a purpose built block located on Southchurch Boulevard, nearby to Thorpe Bay train station, the seafront and shops.

The accommodation comprises of two well proportioned bedrooms, a fitted kitchen with ample cupboard space, a large living room with an outlook across the boulevard, and a bathroom and separate wc.

The property is in need of some modernisation but offers a good footprint for a buyer to make their own stamp on.

The block has communal parking and well maintained communal garden areas.

Offered to the market with vacant possession, therefore no onward chain.



HALLWAY**LOUNGE**

18'0" x 12'0"

BEDROOM ONE

13'10" x 11'8"

BEDROOM TWO

12'0" x 12'0"

KITCHEN

12'5" x 8'9"

BATHROOM**WC****TENURE**

LEASE REMAINING - 144 YEARS

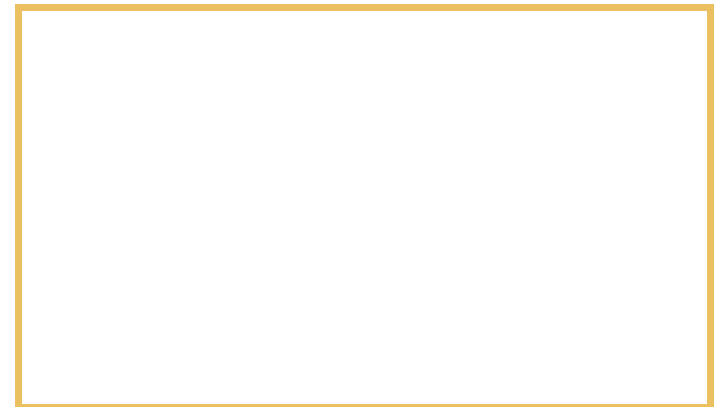
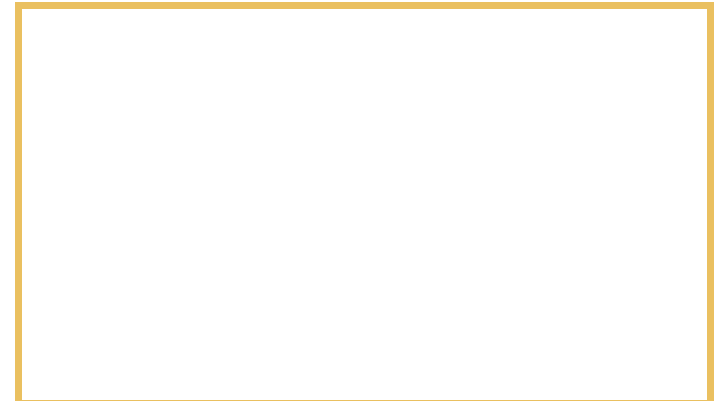
SERVICE CHARGE - £868.34 PER 6 MONTHS

GROUND RENT - £15 PER 6 MONTHS

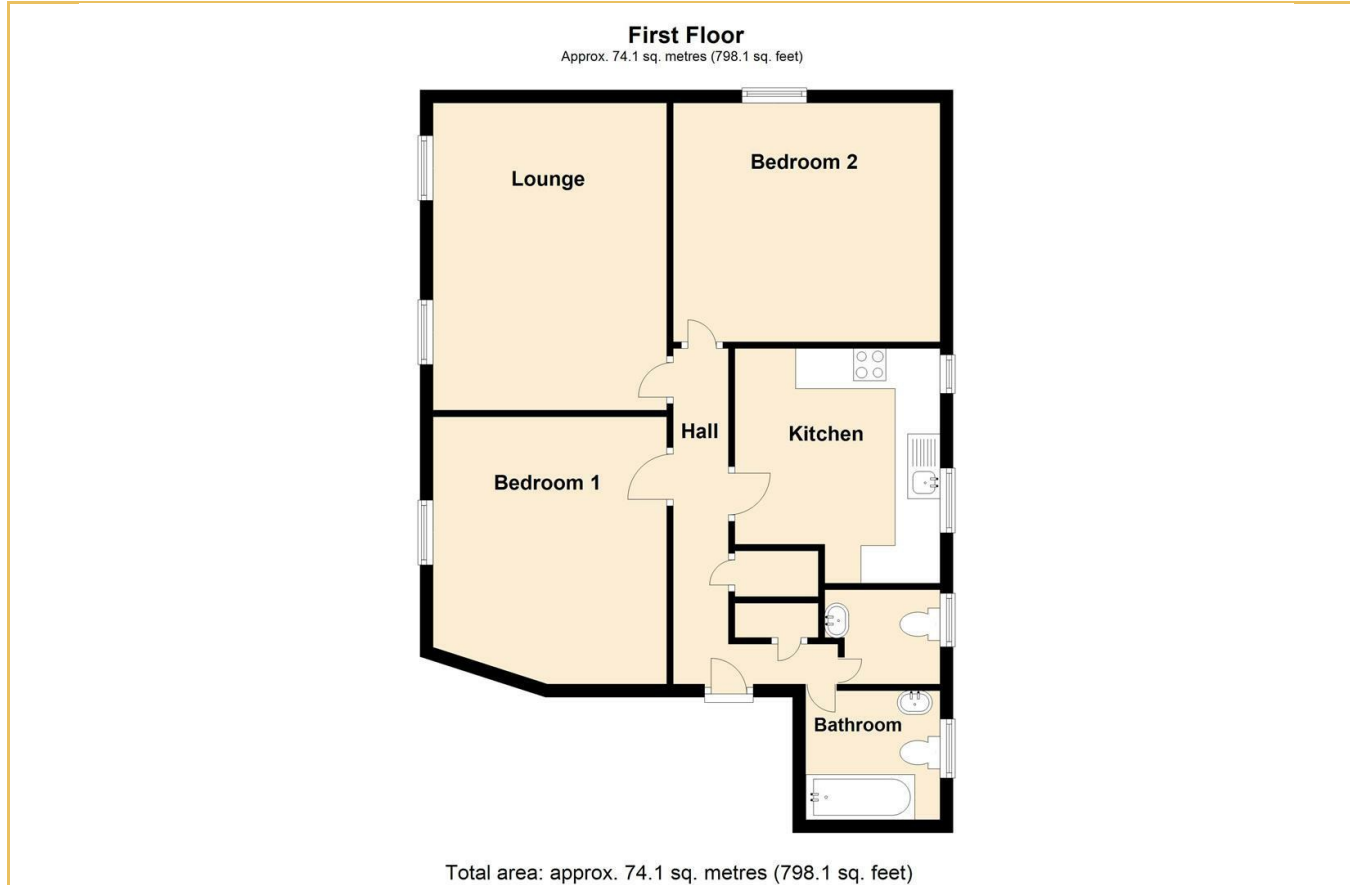
COUNCIL TAX BAND - C

EPC - TBC

• 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.



Local Authority **Southend on Sea Borough Council**
Council Tax Band **C**
EPC Rating **B**



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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.

