

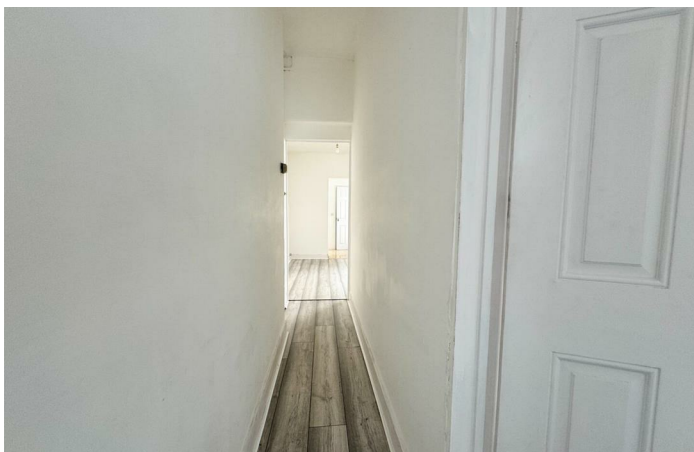


East Street, Southend-on-Sea

Guide Price £165,000 Leasehold - Share of Freehold

- Ground floor flat
- Share of freehold
- Two reception rooms
- Ideal for first time buyers
- One bedroom
- Courtyard garden
- Walking distance to Prittlewell train station
- No onward chain





****SHARE OF FREEHOLD** **954 YEAR LEASE****
Hair & Son are pleased to bring to market this one bedroom ground floor flat, which features a courtyard garden.

Access is given into a communal hallway in which you are greeted with your own front door that takes you directly into the property. The bay fronted living room is located at the front of the property, with the additional reception room located between the hallway and the kitchen. To the rear you have the fitted kitchen and bathroom which features a bathtub, wash hand basin and a low level w/c.

The flat offers a buyer the chance to modernise and configure to their own personal taste with good space and flexibility.

Externally the property features a courtyard garden, offering a nice spot for relaxation and entertaining.

The property is very well situated close to Southend Prittlewell train station which gives direct transport links to London Liverpool Street. You are also nearby to shops, parks and Southend City Centre.

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

HALL

LOUNGE

13'7 X 11'9

BEDROOM

12'1 X 9'2

DINING ROOM

11.0 X 9.2

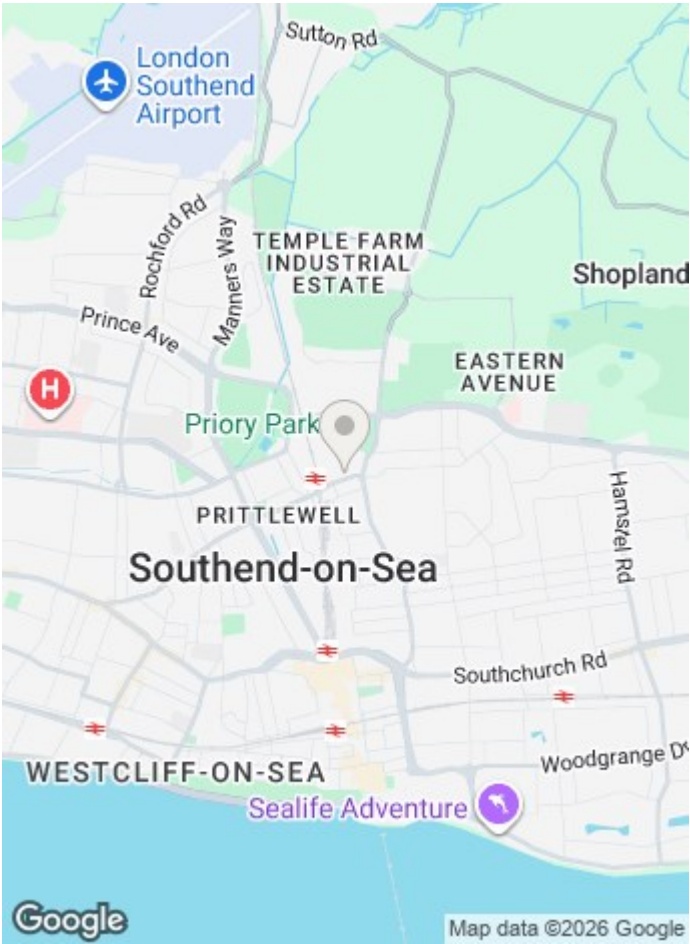
KITCHEN

11'0 X 9'2

BATHROOM

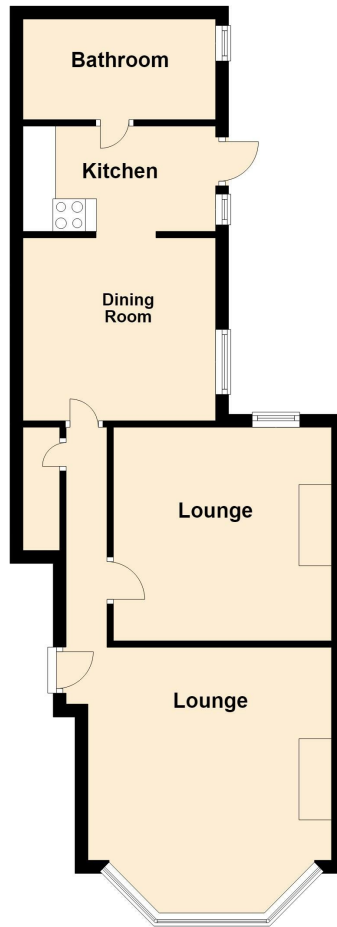
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		



Ground Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



Total area: approx. 47.0 sq. metres (505.6 sq. feet)

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.