



Victoria Avenue, Southend-on-Sea

Guide Price £260,000 Leasehold

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- PRIVATE WEST FACING REAR GARDEN WITH DIRECT ACCESS FROM THE FLAT
- WALKING DISTANCE TO PRITTEWELL AND SOUTHEND VICTORIA TRAIN STATION
- EASY ACCESS TO SOUTHEND CITY CENTRE
- ALLOCATED PARKING TO THE REAR OF THE PROPERTY
- LONG LEASE
- AMPLE LIVING SPACE THROUGHOUT/WELL PRESENTED
- GREAT OPPORTUNITY FOR FIRST TIME BUYERS





Hair & Son are delighted to bring to market this well presented and large two bedroom ground floor flat in Victoria Avenue. The property has the great benefit of having off road parking to the rear and a lovely private garden that has direct access from the property.

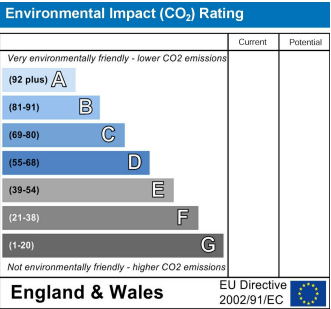
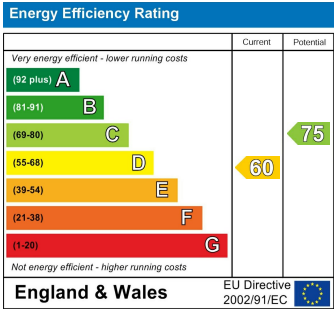
The property has an array of period charm, while being presented to a modern standard throughout. Boasting high ceilings and generous space this is really a flat that needs to be viewed to really appreciate what is on offer.

The accommodation comprises of two double bedrooms, a spacious living room that flows into the kitchen space which is well equipped with cupboard and worktop space as well as integrated appliances. The bathroom features a bathtub with shower attachment, w/c and wash hand basin. Both bedrooms offer access directly out to the impressive rear garden.

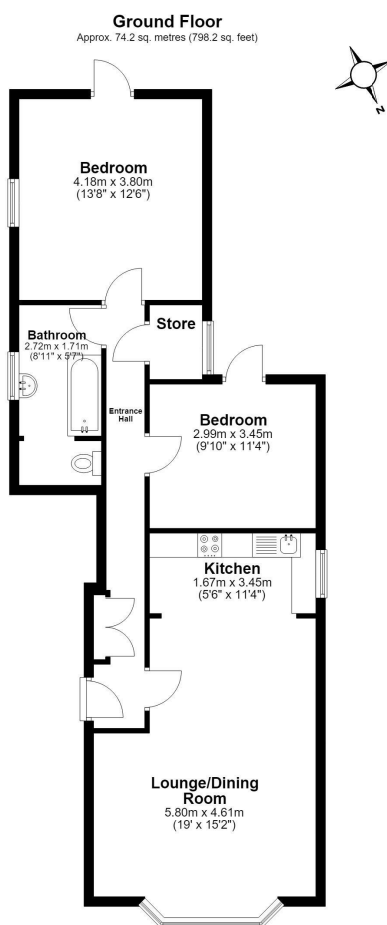
The garden offers great space for outdoor dining and relaxation, and a great area to entertain friends and family. Externally you also have off road parking directly to the rear for multiple cars.

The property is extremely well located close by to Southend City Centre which features shops, eateries and bars. You are also in close proximity to the seafront and train stations that provide direct transport links into London. For families, the apartment falls into catchment for highly regarded primary and secondary schools.





Local Authority **Southend-on-Sea**
Council Tax Band **B**
EPC Rating **D**



Total area: approx. 74.2 sq. metres (798.2 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.
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Victoria Avenue

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