



WAKERING AVENUE

SOUTHEND-ON-SEA, SS3 9BB

GUIDE PRICE £180,000
LEASEHOLD

* £180,000 - £200,000 * NEW LEASE ON COMPLETION * NO ONWARD CHAIN * NEWLY REFURBISHED * OFF-STREET PARKING * DIRECT ACCESS TO PRIVATE REAR GARDEN * - STYLISH GROUND-FLOOR FLAT BOASTING WELL PROPORTIONED LIVING ACCOMMODATION AND A CONVENIENT LOCATION CLOSE TO AMENITIES AND SHOEBOURNESS TRAIN STATION FOR DIRECT ACCESS INTO CENTRAL LONDON.

RP&C.
RICKY, PLANT & CHEN-PORTER

WAKERING AVENUE

- One bedroom ground-floor flat with no onward chain
- Off-street parking
- Direct access to sizeable private rear garden
- Sold with no onward chain
- Within easy reach of Shoeburyness train station
- Newly refurbished throughout
- Well regarded location
- Fantastic first time purchase or downsizer
- Easy access to Shoebury Garrison and East Beach
- New lease on completion



RP&C Estate Agents present this beautifully refurbished one-bedroom ground floor flat offered to the market with no onward chain and a new lease on completion. This stylish home boasts a bright bay-fronted double bedroom, a contemporary shower room, and a generous 15' lounge leading to a newly installed modern kitchen.

A rare highlight of this property is its direct access to a large private garden, providing the perfect space for outdoor entertaining, relaxation, or further landscaping. Additional benefits include off-street parking and private front access.

An ideal purchase for first-time buyers, downsizers, or investors seeking a turnkey property with strong appeal.

The property is positioned in a convenient location in Shoeburyness to provide easy access to Shoeburyness Train Station for direct access into Central London via London Fenchurch Street, shops, east beach and much more.

One bedroom ground floor flat

Entrance hallway

Lounge

Kitchen

Bedroom

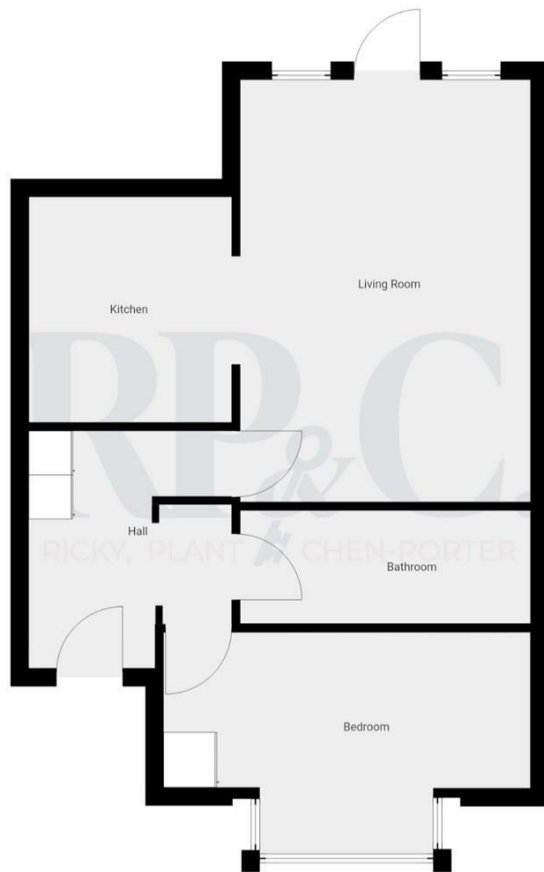
Shower room

Private rear garden

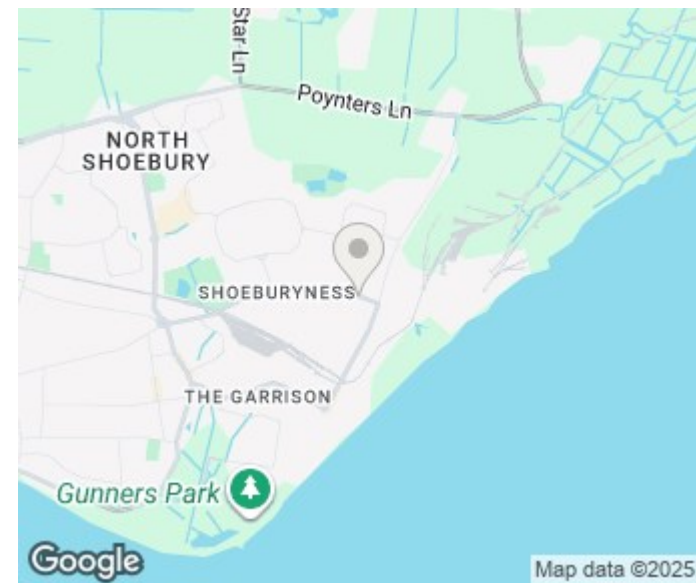
Off-street parking

WAKERING AVENUE





THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	

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

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

RP&C.
RICKY, PLANT & CHEN-PORTER