



**RICHMOND AVENUE**  
**SOUTHEND-ON-SEA, SS3 9LG**

**GUIDE PRICE £165,000**  
**LEASEHOLD**

\*\* IMMACULATELY PRESENTED TOP FLOOR FLAT WITH ONE DOUBLE BEDROOM, 60ft PRIVATE GARDEN, LARGE SUMMERHOUSE/BAR & PARKING SPACE - LONG LEASE & LOW MAINTAINANCE FEES - GUIDE PRICE £165,000-£180,000 \*\*

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# RICHMOND AVENUE

- First floor flat with private 60ft garden & feature summerhouse/bar
- One double bedroom
- Lounge with gorgeous bespoke decor
- Fitted kitchen & Three piece bathroom suite/w.c
- Double glazed & gas central heating
- Private 60ft garden (not direct access) along with large summerhouse/bar
- Parking space for one vehicle
- Close to local schools, shops and major supermarkets
- Easy access to c2c rail links & award winning beaches
- Superb first purchase or investment buy



RP&C Estate Agents are delighted to bring to the market this well presented one bedroom first-floor flat, ideally positioned within walking distance of excellent local amenities and transport links.

This charming home offers a bright and inviting living room, finished in a tasteful, neutral décor, creating a comfortable and versatile space to relax or entertain. The property further benefits from a generous double bedroom, a fitted kitchen complete with a wall-mounted boiler, and a modern white three-piece bathroom suite.

Additional features include double glazing and gas central heating throughout, ensuring comfort and efficiency all year round.

Externally, the property truly stands out with its impressive rear garden extending to approximately 60ft. This fantastic outdoor space is complemented by a substantial summerhouse/bar, offering a multitude of uses such as a home office, gym, or entertaining space, perfect for modern lifestyles.

The property also benefits from an allocated parking space, adding to its overall convenience.

Further advantages include a healthy lease and minimal service charges, making this an attractive opportunity for first-time buyers, investors, or those

looking to downsize.

Ideally located within walking distance of Shoeburyness mainline station, providing direct links into London Fenchurch Street, as well as the seafront, local shops, and reputable schools, this property combines lifestyle and practicality in equal measure.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

## Communal Entrance

A communal door provides access to the communal hallway. The neighbouring ground floor flat has its own direct access point at the side of the building, therefore not using this access point at present.

## Lounge 14'7 x 10'7

## Double Bedroom 10'9 x 9'1

## Three Piece Bathroom Suite 6'8 x 4'7

## Kitchen 9'9 x 7'3 into recess

The boiler is located in the kitchen.

## Rear Garden

The garden measures some 60 feet in depth. This is mainly laid to lawn, access to the parking space. Fencing to boundaries, access to:

## Summerhouse/Bar 15'0 x 11'4

A great space and ideal for entertaining. This space could also be used as a gym or home office.

## Parking

There is a parking space designated to the flat on a shared driveway.

## Agents Note

There are approximately 154 years remaining on the current lease. The ground rent is £50 per annum and there are no service/management fees.

Buildings Insurance is arranged via the management company and is approximately £635 per annum.

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### ADDITIONAL INFORMATION

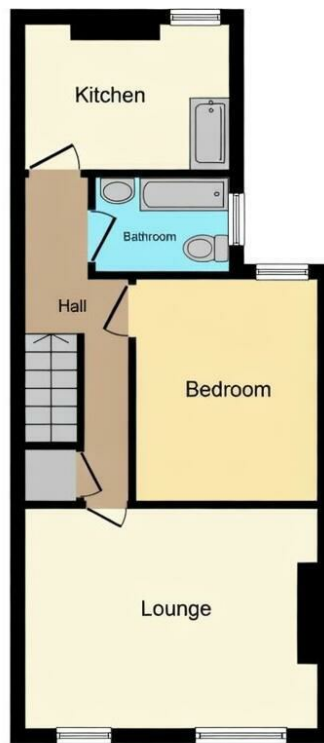
**Local Authority** – Southend on sea

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 450.00 sq ft

**Tenure** – Leasehold



**Floor Plan**

Total floor area 41.6 sq. m. (448 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Plan produced for Purple Bricks. Powered by PropertyBOX



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	59
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

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