



## **EASTERN ESPLANADE**

**SOUTHEND-ON-SEA, SS1 2ES**

**ASKING PRICE £270,000**  
**FREEHOLD**

\* SOLD WITH FREEHOLD FOR ENTIRE BUILDING AND LARGE PRIVATE REAR GARDEN \* - UNIQUE TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE OCCUPYING THE GROUND AND BASEMENT LEVEL OF A BEAUTIFUL CHARACTER BUILDING ON SOUTHEND SEAFRONT. PERFECTLY POSITIONED FOR WONDERFUL VIEWS ACROSS THE ESTUARY AND WITHIN EASY REACH OF TRAVEL LINKS AND AMENITIES.

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

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- Unique two bedroom maisonette
- Occupying the ground and basement level
- Two double bedrooms
- Share of freehold for the building
- Large rear garden
- Fantastic seafront location
- Close to travel links and amenities
- Well presented kitchen
- Fantastic first time purchase
- A rarely available opportunity



A unique opportunity to acquire this spacious two double bedroom maisonette located directly on Southend seafront, offering an exceptional coastal lifestyle with estuary views just moments from your doorstep.

Occupying both the ground and basement levels, this characterful property offers generous and versatile accommodation throughout. The ground floor features a bright open-plan lounge/kitchen, creating an ideal space for modern living and entertaining, along with a bathroom and a versatile utility area/conservatory providing additional practical space.

To the basement level are two well-proportioned double bedrooms, including an impressive principal bedroom measuring in excess of 16ft, offering excellent space and comfort.

One of the standout features of the property is the direct access to a large private rear garden, a rare benefit for seafront properties and perfect for outdoor entertaining or relaxing.

Further benefits include the freehold for the building, offering added security and control, as well as the convenience of being within easy reach of local amenities, excellent travel links and Southend's vibrant seafront attractions.

This fantastic home is offered for sale with no onward chain, making it an ideal purchase for buyers looking for a smooth and straightforward move.

Early viewing is highly recommended to appreciate the space, location and unique nature of this seafront home.

## **Two bedroom maisonette**

### **Lounge**

### **Kitchen**

### **Bathroom**

### **Utility room**

### **Stairs to basement level**

### **Bedroom one**

### **Bedroom two**

### **Large rear garden**

### **Freehold for building**

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## ADDITIONAL INFORMATION

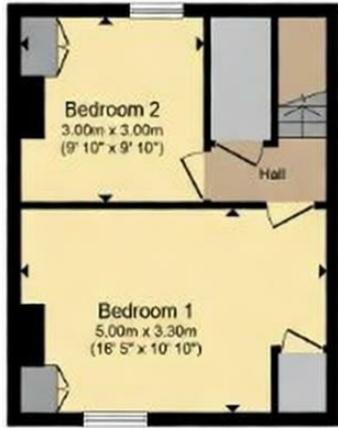
**Local Authority** – Southend

**Council Tax** – Band A

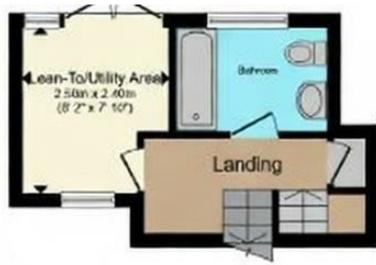
**Viewings** – By Appointment Only

**Floor Area** – sq ft

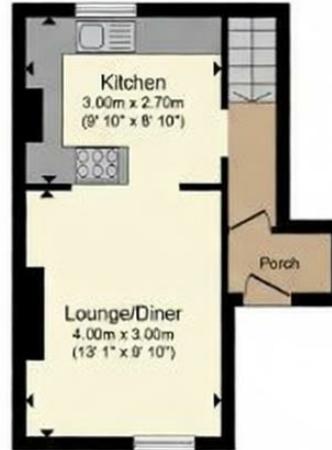
**Tenure** – Freehold



**Basement**



**Lower Ground Floor**



**Upper Ground Floor**

Total floor area 75.0 m<sup>2</sup> (808 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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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