



PARK ROAD

WESTCLIFF-ON-SEA, SS0 7PE

£250,000

**LEASEHOLD - SHARE OF
FREEHOLD**

**** STUNNING ONE/TWO BEDROOM GROUND FLOOR FLAT WITH NO ONWARD CHAIN -
SYMPATHETICALLY REFURBISHED TO A HIGH STANDARD - GREAT LOCATION CLOSE TO TWO
MAJOR RAIL LINKS - 50% SHARE OF THE FREEHOLD - NO ONWARD CHAIN ****

RP&C.
RICKY, PLANT & CHEN-PORTER

PARK ROAD

- Newly & sympathetically refurbished ground floor flat
- One/two bedrooms
- Lounge with two new feature sash windows
- Luxury brand new kitchen with integrated appliances
- Grand inner hallway with an abundance of space
- Stunning & brand new bathroom/WC
- Courtyard/garden space
- Easy access to major rail links serving both London's Liverpool & Fenchurch Street lines
- Close to the city centre & shopping parade, seafront, parks and well regarded schools
- No onward chain



RP&C Estate Agents are delighted to offer for sale this beautifully presented and thoughtfully refurbished ground floor apartment, ideally positioned in a central Southend location close to the city centre.

Offering far more versatility than your typical one/two bedroom apartment, this impressive home combines stylish modern living with a generous and adaptable layout, making it an ideal choice for first time buyers, investors or those looking for a home with excellent additional space.

Accessed via a well maintained communal entrance and hallway, the accommodation opens into a bright and welcoming living room, which in turn provides open access to the brand new, high-specification fitted kitchen. The kitchen has been finished to a superb standard and provides a stylish and practical heart to the property.

One of the standout features is the particularly generous inner hallway, which offers a fantastic amount of additional space and could be utilised in a number of ways, perhaps as a home office, study area, dressing space or simply as versatile additional living/storage space.

The property further benefits from a luxuriously appointed bathroom, with an additional reception room/second bedroom.

To the rear is a well proportioned double bedroom, which enjoys direct access onto a private style courtyard/garden area, providing a rare and welcome outdoor space for a property of this type.

Further benefits include new sash-style double-glazed windows to the front, new underfloor heating throughout and extensive refurbishment throughout, creating a home which is ready to move straight into.

Park Road is particularly well positioned for access to the very best of Southend on Sea and the surrounding areas. Southend's vibrant High Street and city centre are within easy reach, offering an extensive selection of shops, cafés, restaurants, bars and everyday amenities, with the Victoria and Royals shopping centres adding further retail choice.

For commuters, Southend Central and Southend Victoria railway stations are both within easy reach, providing services into London's Liverpool & Fenchurch Street.

The area also benefits from excellent access to local bus routes, the seafront and the wider road network, making this a particularly convenient location for both commuters and those wanting to enjoy everything Southend has to offer.

In our opinion, this is a genuinely versatile and characterful apartment which offers considerably more accommodation than its one-bedroom designation might initially suggest. An early internal inspection is strongly advised to fully appreciate the quality, space and flexibility on offer.

Communal Hallway

Hard wood door to:

Lounge 14'2 x 10'4

Brand New Luxury Kitchen 10'10 x 10'4

Grand Inner Hallway 21'7 x 4'8 (irregular slight c

Reception Room/Second Bedroom 12'2 x 7'8

Double Bedroom 12'10 x 10'2

Storage cupboard houses the combination boiler.

Access to Courtyard garden space.

Luxury Bathroom/WC 8'9 x 7'2 max

Courtyard/Garden

With artificial lawn.

Agents Note

The property is being sold with a 50% share of the Freehold. The lease term we expect will be 125 years (this may change)

PARK ROAD





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ADDITIONAL INFORMATION

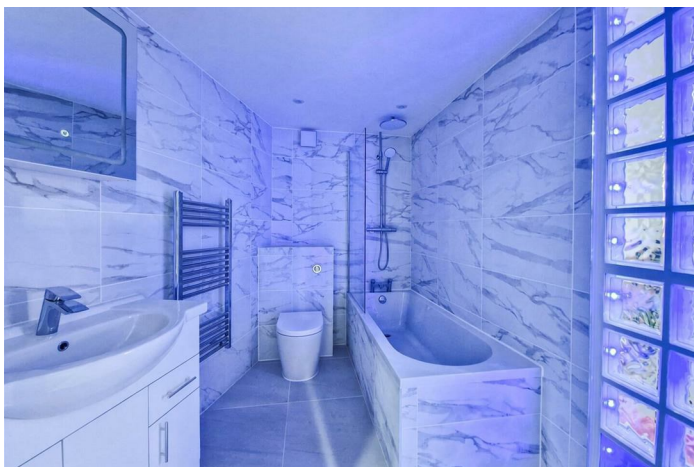
Local Authority – Southend

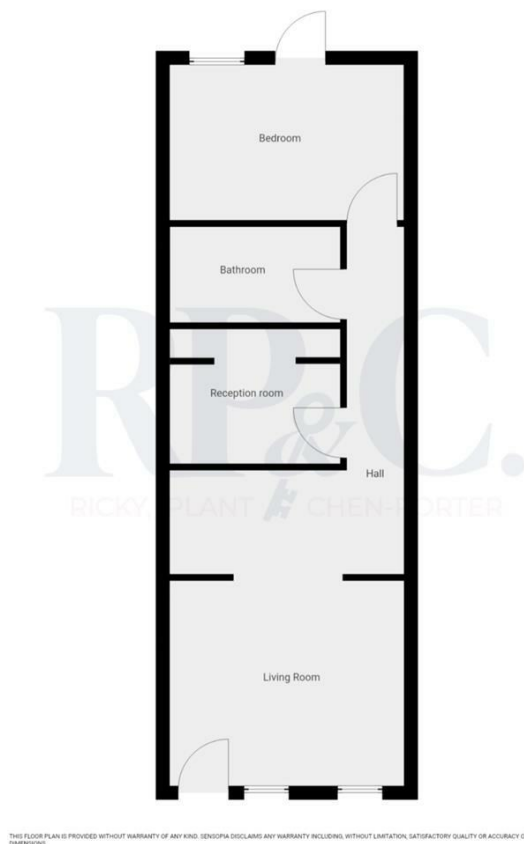
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold - Share of Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	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

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