



SHAFTESBURY AVENUE

SOUTHEND-ON-SEA, SS1 2YN

GUIDE PRICE £270,000
FREEHOLD

* £270,000 - £280,000 * NO ONWARD CHAIN * SHARE OF FREEHOLD * OFF-STREET PARKING FOR ONE VEHICLE * DIRECT ACCESS TO PRIVATE REAR GARDEN * - POSITIONED ON THE DOORSTEP OF SOUTHCHURCH PARK, SOUTHEND SEAFRONT AND WITHIN EASY REACH OF SOUTHEND EAST TRAIN STATION.

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Sold with no onward chain
- Off-street parking for one vehicle
- Sold with a 50% share of freehold (potential for full freehold enquire for further details)
- Direct access to private South facing rear garden
- Positioned on the doorstep of Southchurch Park
- Moments from Southend Seafront
- Within easy Reach of Southend East Train Station for direct access into Central London
- Two double bedrooms
- Stylish and sizeable bathroom
- A delightful location on the borders of Thorpe Bay



A beautifully presented two double bedroom ground-floor flat offering an exceptional combination of space, lifestyle and long-term value, ideally located on the ever-popular Shaftesbury Avenue, Southend-on-Sea.

This superb home benefits from off-street parking for one vehicle, direct access to a private south-facing garden, and the rare advantage of a valuable share of freehold (potential for full freehold, please enquire for further details), all offered with no onward chain for a smooth and stress-free purchase.

Internally, the property is bright, spacious and well laid out. There are two generous double bedrooms, including an impressive bay-fronted principal bedroom, while the second double bedroom offers excellent flexibility for guests, family or home working, with patio doors opening into the rear garden. The good-sized lounge, enhanced by a charming side bay window, provides a fantastic space to relax and entertain.

To the rear, the kitchen opens directly onto the garden, creating a seamless indoor-outdoor feel and making the most of the sunny south-facing aspect — perfect for summer evenings, alfresco dining or simply unwinding outdoors. The accommodation is completed by a stylish, contemporary shower room finished to a high standard.

Perfectly positioned, the property is within easy reach of Southchurch Park and the seafront, offering scenic walks and coastal leisure, while excellent transport links provide convenient access into Central London, making it ideal for commuters and lifestyle buyers alike.

An outstanding opportunity combining location, outdoor space, parking, freehold ownership and no chain — early viewing is highly recommended.

Two double bedroom ground-floor flat

Hallway

Bedroom one

Bedroom two

Lounge

Kitchen

Bathroom

Off-street parking

South facing rear garden

Freehold for building

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ADDITIONAL INFORMATION

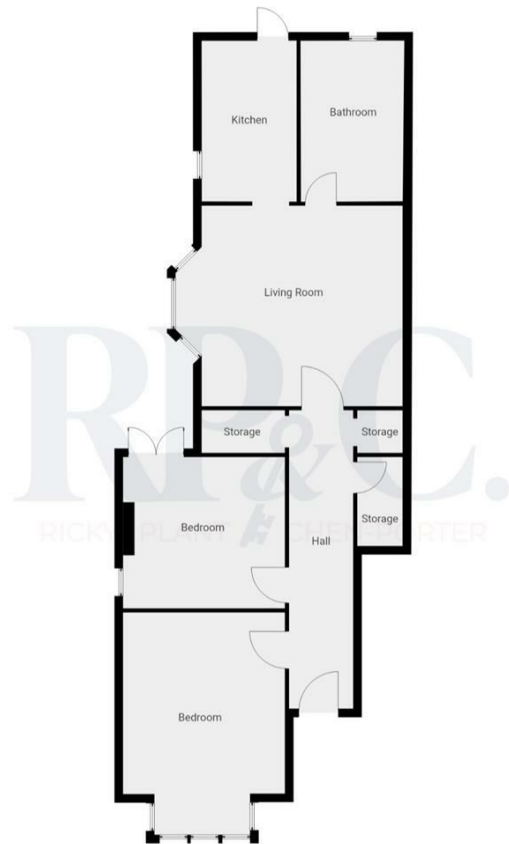
Local Authority – Southend

Council Tax – Band B

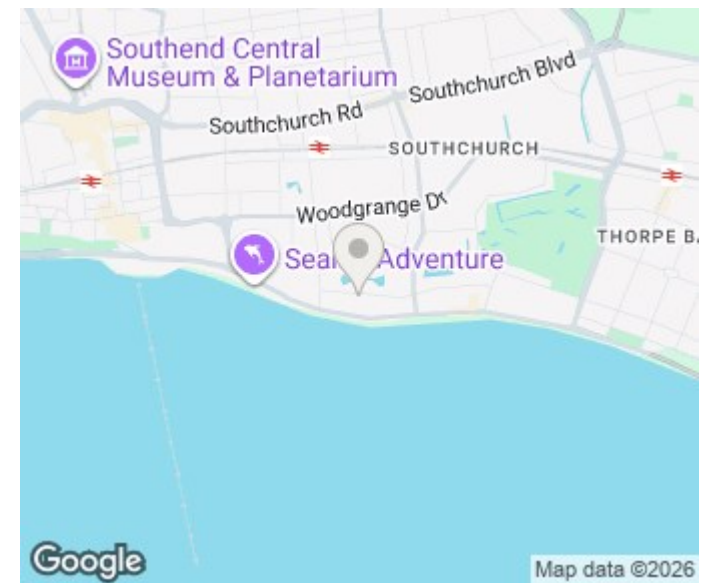
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



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

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

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