



RICHMOND AVENUE

SOUTHEND-ON-SEA, SS3 9LG

GUIDE PRICE £265,000
LEASEHOLD

*£265,000 - £275,000 * Spacious Three Bedroom First-Floor Flat with Private Garden, Garage & Parking for two vehicles. Positioned in a characterful detached building, within easy reach of travel links and the seafront,

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Sizable three-bedroom first-floor flat within a detached character building
- Private garden with porcelain patio offering valuable outside space
- Off-street parking for two vehicles
- Private garage providing excellent storage
- 993-year lease with no charges
- Large bay-fronted lounge with feature-panelled wall
- Spacious kitchen with ample worktop and cupboard space
- Impressive master bedroom with vaulted ceiling, traditional beams and feature-panelled wall
- Two further bedrooms, including a bright and airy second bedroom and a good-sized single currently used as an office
- Fantastic Shoeburyness location close to East Beach, local schools, shops, Shoeburyness railway station and the historic Garrison



Situated within a handsome detached character building in the sought-after Richmond Avenue, Shoeburyness, is this sizable three-bedroom first-floor flat, offering an impressive amount of internal space alongside an enviable selection of outside benefits. With a private garden, off-street parking for two vehicles, a garage and a lengthy 993-year lease with no charges, this is a home that offers an exceptional combination of space, practicality and convenience.

The accommodation is wonderfully spacious and beautifully presented, with a generous entrance area leading to the principal rooms. The substantial bay-fronted lounge provides a fantastic reception space, complete with a striking feature-panelled wall and an abundance of natural light. The spacious kitchen offers ample worktop and cupboard space, together with room for an American-style fridge freezer, making it ideal for both everyday living and entertaining.

The master bedroom is a particularly impressive feature of the property, boasting a stunning vaulted ceiling with traditional exposed beams and a further panelled feature wall, creating a characterful and welcoming retreat. The second bedroom is also generously proportioned, enjoying a bright and airy feel, while the third bedroom is a well-sized single room, currently utilised as a home office.

Externally, the property continues to impress, with a private garden with stunning porcelain patio, off-street parking for two vehicles and a garage, providing a rare level of outside space and storage for a first-floor flat. The long 993-year lease, with no charges, further enhances the appeal and offers peace of mind for prospective purchasers.

Richmond Avenue is ideally positioned for access to a wealth of local amenities and travel links.

Shoeburyness railway station provides direct services towards Central London, while the award-winning East Beach, well-regarded schools, local shops and the historic Shoeburyness Garrison are all within easy reach. The Garrison also offers charming and historic surroundings, ideal for leisurely walks.

Offering an abundance of space, character and highly desirable outside benefits, this exceptional property would make an excellent home for first-time buyers, growing households or anyone seeking a substantial and versatile home in a fantastic Shoeburyness location.

* Please note there is an opportunity to purchase the freehold under a separate negotiation *

Three bedroom first floor flat

Entrance hallway

Stairs to first floor

Bay-fronted lounge 16'7" (into bay) x 16'0" (max)

Kitchen 15' 9" x 6' 10"

Four-piece family bathroom 15'7" (into bay) x 11'8"

Bedroom two 3.89m (max) x 3.5m

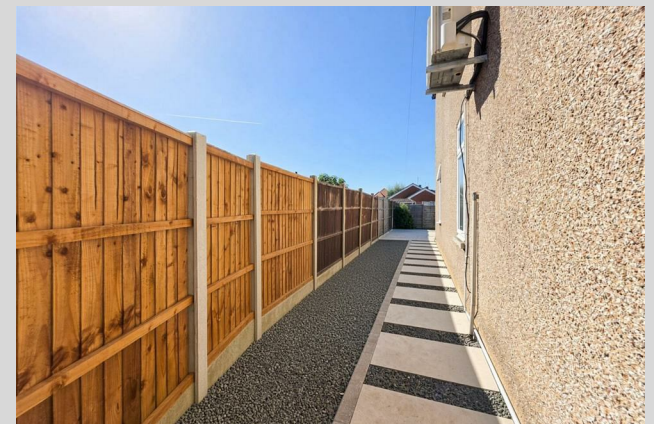
Bedroom three 8' 7" x 5' 11"

Private rear garden with porcelain patio

Off-street parking for two vehicles

Garage

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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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