SURBITON ROAD
SOUTHEND-ON-SEA

GUIDE PRICE £230,000
LEASEHOLD

** GORGEOUS TWO BEDROOM FIRST FLOOR FLAT WITH A LARGE LOFT SPACE IDEAL FOR HOME WORKING/GYM USE CLOSE TO SOUTHEND EAST RAILWAY LINE - OWN PARKING & PRIVATE GARDEN - £230,000-£250,000 ** RP&C Estate Agents are proud to offer for sale this beautifully presented two bedroom first-floor apartment, positioned in an ultra-convenient Southchurch Village location, to offer easy access to a range of amenities. Boasting off-street parking, direct access to a private rear garden, a long remaining lease term and a stunning kitchen/diner.

• Beautifully Presented First-Floor Apartment • Benefitting from Off-Street Parking • Direct Access to a Good Sized Rear Garden

* £230,000 - £250,000 * The property, which is positioned in a beautifully maintained character building, dating back to the early 1900s, would make a fantastic first time purchase or downsize. Perfectly nestled on the well regarded Surbiton Road, in the heart of Southchurch Village, the home is a stones throw away from the vibrant Southchurch Road which presents a wonderful array of amenities including shops, restaurants, independently run bistros, bus links and so much more. The area also offers well regarded local schools, whilst the nearby Southend East Train Station provides direct access into Central London on the favoured c2c train line. The picturesque Soutchurch Park and Southend Seafront are also within close proximity.

The home boasts everything you could possibly wish for and more, with off-street parking to the front and direct access to a good sized and lovingly maintained rear garden, which has the added benefit of rear access. The internal accommodation presents a sizeable bay-fronted lounge, alongside a delightful light-filled kitchen/diner. Rarely do you find living space as large as this in apartments. Further accommodation includes a large master bedroom, alongside a second single bedroom, which provides access to a large loft which has been boarded. The internal living space concludes with a stylish bathroom. The home comes to the market with a long remaining lease term and modest yearly charges. We don't expect this beautiful home to be on the market for long and would highly recommend viewing at your earliest convenience.

Lease Term: 109 years
Ground Rent: £200 per annum
Service Charge: £516.87 per annum
Managing Agent: Hair and Son
Council Tax Band A

Please Call RP&C Estate Agents for further information

Two Bedroom First Floor Flat

Stairs to First-Floor

Hallway

Bay-Fronted Lounge

13'6 reducing to 11'1 x 10'6

Kitchen/Diner

11'3 x 10'8

• Sizeable and Stylish Kitchen/Diner • Large Bay-Fronted Lounge • Long Remaining Lease Term • Positioned in a Delightful Period Property

Bedroom One

10'6 x 10'5

Bedroom Two

11'2 reducing to 7'8 x 5'5

Bathroom

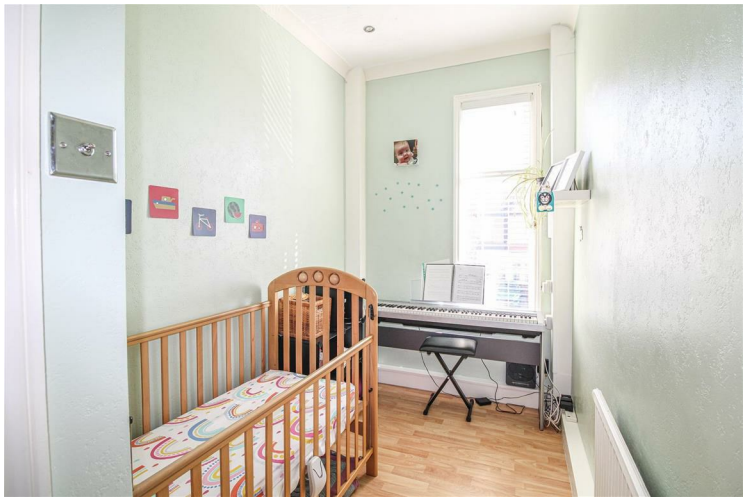
7'10 x 6'3

Loft Area

15'1 x 10'2

Off-Street Parking for One Vehicle

West Facing Rear Garden



• Within Easy Reach of a Wide Range of Amenities • Close to Southend East Train Station for Direct Access into Central London • One Double Bedroom & One Single Bedroom

Additional Information

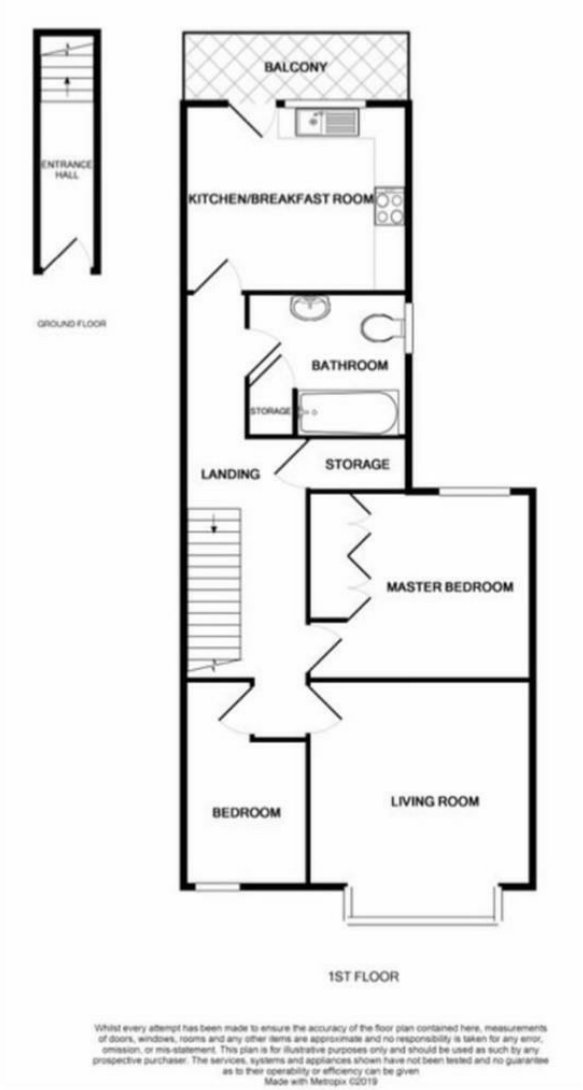
Local Authority - Southend Borough Council

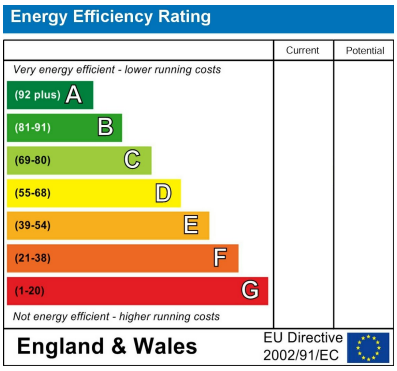
Council Tax - Band A

Viewings - By

Floor Area - 592.00 sq ft

Tenure - Leasehold





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

RP&C.
RICKY, PLANT & CHEN-PORTER