



## SURBITON ROAD

SOUTHEND-ON-SEA, SS2 4NR

**GUIDE PRICE £240,000**  
LEASEHOLD - SHARE OF  
FREEHOLD

\* £240,000 - £260,000 \* - TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITH A SHARE OF FREEHOLD, OFF-STREET PARKING & A RECENTLY IMPROVED REAR GARDEN WITH DIRECT & REAR ACCESS - SOLD WITH NO ONWARD CHAIN. PERFECTLY POSITIONED IN A CONVENIENT SOUTHCHURCH LOCATION FOR EASY ACCESS TO AMENITIES AND TRAVEL LINKS INTO CENTRAL LONDON.

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



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- Two double bedroom first floor flat
- 50% share of freehold with lease term in excess of 150 years
- Off-street parking
- Direct access to private rear garden
- Sold with no onward chain
- Bay-fronted open-plan lounge/kitchen with engineered oak flooring and cast iron radiator
- Ample storage throughout
- Convenient location close to Southend East Train Station
- Walking distance of shops and amenities
- Close to well regarded schools



An excellent opportunity for first-time buyers to secure a beautifully presented and generously proportioned two double bedroom first-floor apartment in the ever-popular Southchurch Village location.

This charming home offers peace of mind with a 50% share of the freehold and a lease in excess of 150 years, making it a fantastic long-term investment. Externally, the property continues to impress with off-street parking for one vehicle and a superb rear garden extending over 40ft, complete with a recently installed artificial lawn, new fencing, and both direct and rear access — perfect for summer evenings, entertaining, or simply unwinding outdoors.

Inside, the accommodation is bright, spacious and thoughtfully laid out. The standout feature is the 18' wide open-plan bay-fronted lounge/kitchen, a welcoming and sociable space finished with engineered oak flooring, oak work surfaces and a characterful cast iron radiator, creating a stylish yet homely feel ideal for modern living.

There are two generous double bedrooms, both offering comfortable proportions, alongside a well-presented bathroom and the added convenience of a separate WC. Storage has been carefully considered, with large cupboards located in the

hallway, bedroom one and the bathroom — a real bonus for keeping everything neatly tucked away.

Perfectly positioned within easy reach of Southend East train station, local shops, schools and parks, this wonderful apartment offers the ideal blend of comfort, character and convenience. A fantastic first step onto the property ladder — early viewing is highly recommended.

## Agent Disclaimer

In accordance with the Estate Agents Act 1979, the vendor of this property is an employee of, or connected to, the selling agent.

## Two double bedroom first floor apartment

### Stairs to first floor

### Hallway with storage

### Bay-fronted open-plan lounge/kitchen

### Bedroom one

### Bathroom

### Separate WC

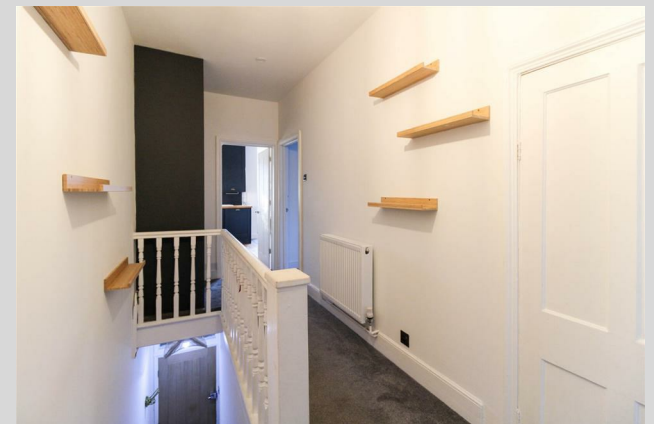
### Bedroom two

### Balcony

### 40ft rear garden with artificial lawn

### Off-street parking to front

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### ADDITIONAL INFORMATION

**Local Authority** – Southend

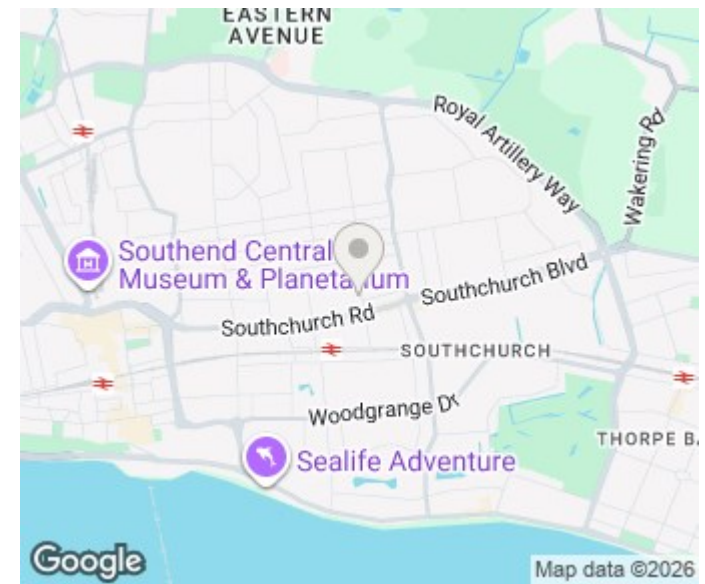
**Council Tax** – Band A

**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	75	77
(55-68) D		
(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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