

Offers Over £260,000 | Leasehold

Southchurch Road, Southend-on-Sea, Essex, SS1 2PN

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Key Features & Description

- Unique and individual ground-floor home
- Two generous double bedrooms
- Spacious open-plan kitchen/diner and living accommodation
- Private garden – valuable outside space
- Modern bathroom with separate shower enclosure
- 119-year lease remaining
- EPC Rating C | Council Tax Band A
- Service Charge £tbc PA | Ground rent £tbc PA | 119 years

A UNIQUE GROUND FLOOR HOME WITH PRIVATE GARDEN – SPACIOUS OPEN-PLAN LIVING – TWO DOUBLE BEDROOMS – 119-YEAR LEASE

Leaders are pleased to bring to the market this particularly spacious and individual ground-floor home, situated along Southchurch Avenue, Southend-on-Sea.

Offering well-proportioned accommodation throughout, the property provides a fantastic combination of comfortable living space and practical layout, making it an ideal purchase for a variety of buyers.

The accommodation begins with a welcoming entrance, leading through to two generous bedrooms, both offering plenty of space for bedroom furniture. The bathroom is fitted with a modern white suite, incorporating a bath, separate shower enclosure, wash basin and WC, complemented by contemporary tiling and attractive feature wallpaper.

One of the main highlights is the impressive open-plan living accommodation, with a spacious kitchen/diner flowing through to a separate living area. The kitchen is fitted with a range of modern wall and base units, work surfaces and integrated cooking facilities, whilst the adjoining living space provides plenty of room for both relaxing and entertaining.

Externally, the property benefits from its own private garden, providing valuable outside space and an excellent addition to the accommodation.

Further benefits include its ground-floor position, the unusual and individual layout, and a lease with approximately 119 years remaining.



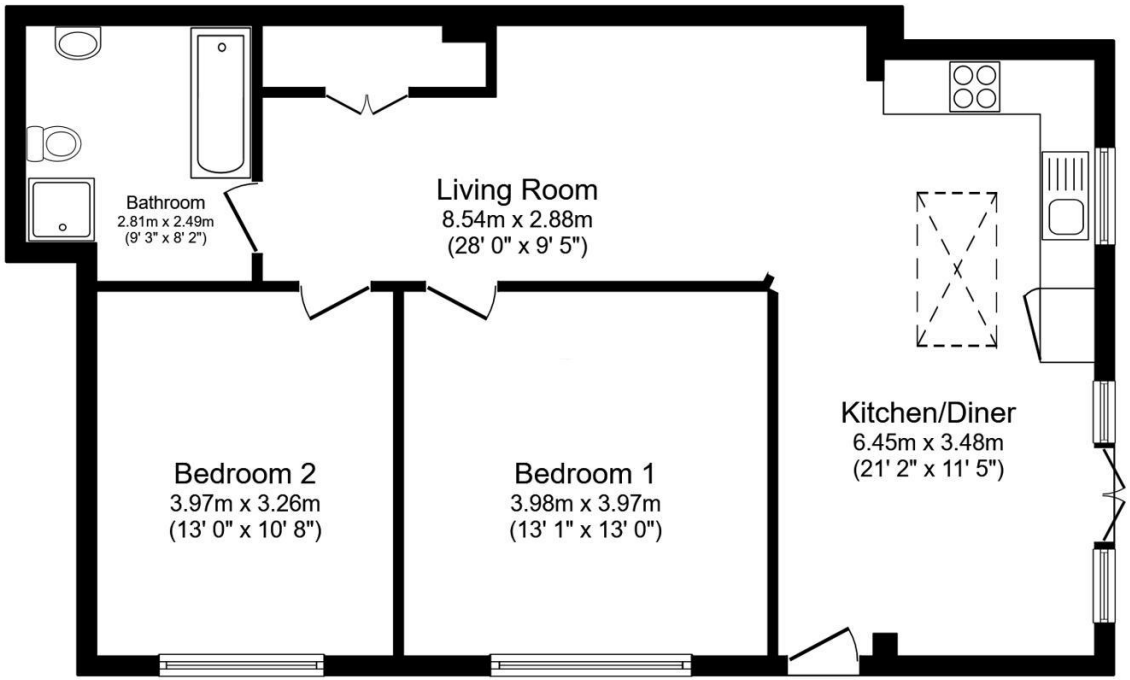












Floor Plan

Total floor area: 76.6 sq.m. (824 sq.ft.)

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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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