



32B East Street



32B East Street  
Southend-On-Sea  
Essex  
SS2 6LH

£180,000



Guide price £180,000 - £200,000

NO ONWARD CHAIN!

This incredible ground floor flat has been decorated beautifully from top to bottom and is the perfect purchase for a first time buyer looking to get onto the property ladder. The property comes with off street parking and inside, you will find a spacious open plan kitchen/lounge, modern three piece suite shower room and two great sized double bedrooms. Another true selling point to this wonderful property is its fantastic location being a 2 minute walk from Prittlewell station which is ideal for commuters as you can roll out of bed and catch the train to London in an hour, easy access onto the A127, multiple bus connections and only a 20 minute walk to Southend high street where you can meet friends and enjoy shopping, cafes, bars, restaurants and long walks along the seafront whilst soaking up the stunning coastal views.



Lounge

11'1" x 16'8" (3.40m x 5.10m)

Entrance door into lounge comprising double glazed window to side, smooth ceiling with pendant lighting, radiator, laminate flooring, open into:

Kitchen

7'2" x 10'5" (2.20m x 3.20m)

Range of wall and base level units with laminate work surfaces above incorporating stainless steel sink with mixer tap and drainer unit, integrated oven with four

ring electric hob above and extractor unit over, space for washing machine and fridge/freezer, smooth ceiling with fitted spotlights, tiled splashbacks, laminate flooring.

Shower Room

Three piece suite comprising walk in shower cubicle with handheld rainfall shower attachment over, pedestal wash hand basin with mixer tap, low level w/c, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring.



### Bedroom One

10'5" x 9'6" (3.20m x 2.90m)

Double glazed window to side, smooth ceiling with pendant lighting, radiator, laminate flooring.

### Bedroom Two

7'2" x 11'5" (2.20m x 3.50m)

Double glazed window to rear, smooth ceiling with pendant lighting, radiator, laminate flooring.

### Agent Notes

- Off street parking available.
- 100 years remaining on the lease.





**Floor Plan**