

SCOTT &  
STAPLETON

ALEXANDRA ROAD  
Southend-On-Sea, SS1 1HB  
Offers In Excess Of £300,000





## ALEXANDRA ROAD

**£300,000**

SOUTHEND-ON-SEA, SS1 1HB

Scott & Stapleton are excited to offer for sale this superb first floor character flat with the added benefit of a delightful, courtyard style rear garden.

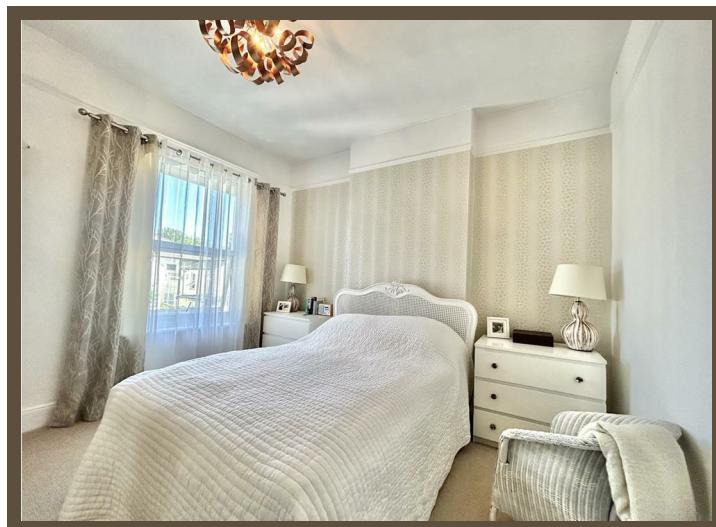
Located within the highly popular Southend Conservation Area this stunning flat has an abundance of character features & details and benefits from spacious, well presented accommodation in excellent condition throughout. 2 double bedrooms, large lounge/diner, luxury fitted kitchen & bathroom plus direct access to the private garden. & a share of the freehold.

Within easy walking distance of all amenities including Southend City Centre, railway stations, seafront & shops. Offered with no onward chain this is a brilliant example of a character apartment that must be viewed to be fully appreciated. Book no to avoid disappointment.

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## Accommodation comprises

Communal entrance door leading to communal entrance with personal door with stained lead light inset leading to entrance hall with stairs to first floor landing.

## First floor landing

6.1 x 1.6 (20'0" x 5'2")

Large, split level landing with loft access, dado rail, picture rail. 2 large built in storage cupboards. Original stripped panelled doors to all rooms.

## Lounge/diner

5.8 x 4.4 (19'0" x 14'5")

Impressive full width room with Sash bay window & further Sash window both to front. Feature Victorian cast iron fireplace with slate hearth, 2 radiators plus further vertical radiator, picture rail, coved ceiling with ceiling rose.

## Kitchen

4.1 x 2.7 (13'5" x 8'10")

Two UPVC double glazed windows to side, half UPVC double glazed door to side leading to garden. Range of base & eye level units with drawer packs, integrated stainless steel electric oven, separate gas hob & extractor fan. Spaces for washing machine & fridge/freezer. Solid wood worktops & breakfast bar, inset one and a quarter bowl sink unit with mixer tap & matching drainer, tiled splashbacks, ceiling spotlights, radiator

## Bedroom 1

4 x 3.6 (13'1" x 11'9")

UPVC double glazed window to rear. Vertical radiator, picture rail.

## Bedroom 2

3.5 x 3.2 (11'5" x 10'5")

UPVC double glazed window to rear. Fitted cupboards with one housing Alpha combination boiler (not tested), vertical radiator.

## Bathroom

2.1 x 2 (6'10" x 6'6")

Two obscure UPVC double glazed windows to side. White suite comprising of panelled bath with mixer tap & separate shower above, wall mounted wash hand basin with mixer tap & low level WC. Wood panelled walls, tiled floor, heated towel rail.

## Garden

Approached via kitchen with small balcony & steps down to garden area. Delightful oasis, courtyard style garden with brick paving and mature flower & shrub beds. Fully fenced, timber shed, outside taps & power points.



		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
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