SCOTT &
STAPLETON

SOUTHCHURCH

Southend-On-Sea, SS2 4UX

£260,000

SOUTHCHURCH BOULEVARD

£260,000

SOUTHEND-ON-SEA, SS2 4UX

Scott & Stapleton are delighted to offer for sale this large, bright ground floor purpose built apartment situated within a sought after development in Thorpe Bay.

This super property benefits from 2 double bedrooms, a modern fitted bathroom, recently fitted kitchen with integrated appliances & a massive, triple aspect lounge/diner which extends to 24'11" x 12'9".

There are also the added attractions of ample off street parking a DETACHED GARAGE, communal gardens and the property comes with a SHARE OF FREEHOLD.

Scott & Stapleton are delighted to offer for sale this large, bright ground floor purpose built apartment situated within a sought after development in Thorpe Bay.

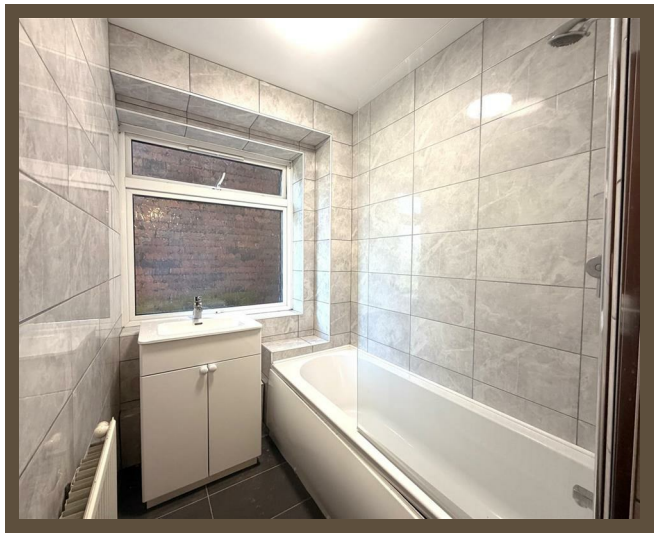
This super property benefits from 2 double bedrooms, a modern fitted bathroom, recently fitted kitchen with integrated appliances & a massive, triple aspect lounge/diner which extends to 24'11" x 12'9".

There are also the added attractions of ample off street parking a DETACHED GARAGE, communal gardens and the property comes with a SHARE OF FREEHOLD.

Ideally situated for all amenities including local schools, parks, shops, sports centres with Thorpe Bay Broadway, station & seafront also close to hand.

A great opportunity for a first time buyer, downsizer option or long term buy to let investment. Offered with vacant possession & no onward chain, an early internal inspection is strongly advised.

These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.



Accommodation comprises
Communal entrance door with intercom leading to communal entrance hall. Personal door with spyhole leading to entrance hall.

Entrance hall
6.1 x 0.8 (20'0" x 2'7")
3 large storage cupboards, Amtico style flooring, radiator, coved ceiling.. Doors to all rooms.

Lounge/diner
7.59m x 3.89m (24'11" x 12'9")
Huge, bright triple aspect room with large UPVC double glazed windows to front, side & rear. Amtico style flooring, 2 radiators, coved ceiling.

Kitchen
3.3 x 2.3 (10'9" x 7'6")
Large UPVC double glazed window to rear. Recently fitted kitchen with a vast array of base & eye level units with matching drawer pack. Wall mounted combination boiler in matching cupboard. Integrated appliances including electric oven, separate electric hob, extractor fan & washing machine, space for fridge/freezer. Square edge worktops with inset stainless steel one and a quarter bolw sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, radiator, coved ceiling.

Bedroom 1
4 x 3 (13'1" x 9'10")
Large UPVC double glazed window to front. Amtico style flooring, radiator, coved ceiling.

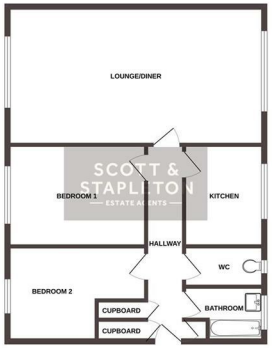
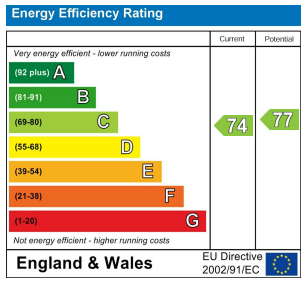
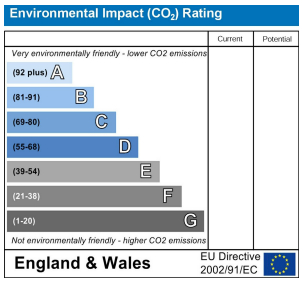
Bedroom 2
3.3 x 2.8 (10'9" x 9'2")
UPVC double glazed window to front. Amtico style flooring, radiator, coved ceiling.

Bathroom
2.7 max x 1.5 (8'10" max x 4'11")
Obscure UPVC double glazed window to rear. Modern white suite comprising of panelled bath with mixer tap, glass screen & separate shower over, wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls & floor, radiator.

Separate WC
2.7 x 0.8 (8'10" x 2'7")
Obscure UPVC double glazed window to rear. Low level WC, tiled floor, part tiled walls.

Externally
The property is surrounded by well tended communal gardens.

Parking
Single detached garage in block to rear. The development also benefits from ample visitors parking & hardstanding.

Annual charges
The property benefits from a share of freehold so there are no ground rent.
Service charge is approx. £1,900 per annum which includes buildings insurance.

GROUND FLOOR