

Ist Call

SALES AND LETTINGS



Northumberland Crescent, Southend On Sea, SS1 2XB

Best Offers Around £300,000 - Leasehold - Share of Freehold

Occupying a prominent corner plot overlooking Southchurch Park, this beautifully presented two-bedroom ground-floor apartment is offered with no onward chain and a 50% share of the freehold. The spacious accommodation includes a 17'8" lounge, two generously sized bedrooms, a modern fitted kitchen/breakfast room and a contemporary wet room. Further benefits include private front and rear gardens. An internal viewing is highly recommended to fully appreciate the size, quality and desirable location of this impressive home.

Accommodation Comprising



Own part obscure glazed composite double glazed front door to...

Entrance Hall



Radiator, black & white tile effect laminate flooring, built in storage cupboard, coved ceiling, doors off to...

Lounge 17'8" x 15'11" into bay (5.38m x 4.85m into bay)

Large double glazed bay window to front, radiator, feature fireplace, picture rail, coved ceiling...



Bedroom 1 12'4" x 11'10" (3.76m x 3.61m)



Double glazed bay window to side, radiator, picture rail, coved ceiling...



Bedroom 2 9'3" x 8'4" (2.82m x 2.54m)



Double glazed window to rear, radiator, picture rail, coved ceiling...

Separate W.C.

White low level W.C., radiator, black & white laminate tile effect flooring, obscure double glazed window to side...

Wet Room



Fully tiled wet room with wall mounted shower unit, pedestal wash hand basin, recessed storage, heated towel rail, obscure double glazed window to side...



Kitchen/ Breakfast Room 11'0" x 9'11"



Range of modern fitted white high gloss base units with toning roll edged working surfaces over, inset sink with mixer tap, integrated four burner stainless steel gas hob with matching oven below and extractor hood over, space and plumbing for washing machine, tall larder cupboard suited to housing fridge/ freezer, matching range of wall mounted units, tiled splashbacks, black & white

laminated tile effect flooring, vertical radiator, cupboard housing gas central heating and hot water boiler (not tested), coved ceiling, double glazed door and window to side...



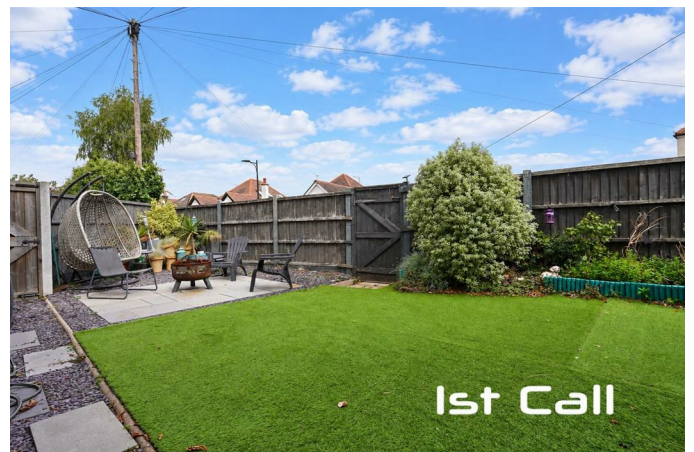
Externally

Front Garden



Own private front garden with half bricked walls secluded by tall hedgerow, the remainder is laid to with artificial lawn...

Rear Garden



Own private garden to side of property and accessed via kitchen comprising paved patio area

with slate chippings, artificial lawn, flower/ shrub borders, gate providing access to Huntingdon Road...



Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

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No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

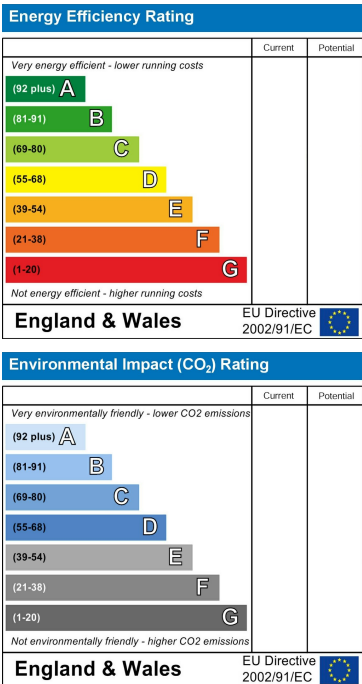


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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