



* £240,000 - £260,000 * Situated in the popular Manners Corner area of Southend-on-Sea, this charming two-bedroom first-floor flat is set within an attractive Art Deco-style building, combining period character with comfortable and practical living. The property boasts well-proportioned accommodation throughout, making it an ideal choice for individuals or small families seeking a welcoming home. Upon entering, you will be greeted by a spacious living room, enhanced by a double-glazed bay window that floods the space with natural light. The modern fitted kitchen is a highlight, offering ample storage and generous worktop space, complete with an integrated oven, four-ring gas hob and extractor fan, along with space for a fridge/freezer and washing machine. The flat features two generously sized double bedrooms, providing plenty of room for relaxation and rest. The separate bathroom is thoughtfully designed, featuring a fitted bath with shower attachment and wash basin, alongside a separate WC for added convenience. Outside, residents can enjoy a well-maintained communal rear garden, which includes a lovely lawn, seating areas and a fenced-in space, providing an attractive outdoor area to enjoy. The property is conveniently located near Southend Airport, making it ideal for those who travel frequently. A variety of local shops and excellent transport links are also within easy reach, ensuring that everyday amenities and travel connections are readily accessible. In summary, this delightful Art Deco first-floor flat combines period character, generous accommodation and a convenient location, offering a wonderful opportunity to make a comfortable home in Southend-on-Sea.

- Two-bedroom first-floor flat offering well-proportioned accommodation throughout
- Modern fitted kitchen with ample storage and worktop space with integrated appliances
- Separate bathroom with fitted bath and shower attachment
- Well-maintained communal rear garden with lawn and seating areas
- Spacious living room with double-glazed bay window
- Two generously proportioned double bedrooms
- Separate WC
- Conveniently located close to Southend Airport, with a range of local shops and excellent transport links within easy reach

Manners Corner

Southend-on-Sea

£240,000

Price Guide



Manners Corner



Frontage

A well-presented purpose-built block of flats featuring attractive brick elevations and double-glazed windows throughout.

Entrance Hall

Entrance hall providing access to all principal living areas, featuring carpeted flooring, a smooth ceiling with pendant lighting, and a wall-mounted radiator.

Living Room

16'6" x 11'7"

A spacious and inviting living room featuring a double-glazed bay window, carpeted flooring, wall-mounted radiator, and a smooth coved ceiling with pendant lighting.

Kitchen

12' x 8'10"

A modern fitted kitchen offering ample storage and generous worktop space. Features include an integrated oven with four-ring gas hob and extractor fan, stainless steel sink, space for a fridge/freezer and washing machine, and part-tiled walls. The room benefits from wood-effect flooring, a smooth ceiling with pendant lighting, double-glazed window, wall-mounted radiator, and a door providing access to the rear garden.

Bedroom One

11'6" x 8'6"

A well-proportioned double bedroom featuring a double-glazed window, smooth ceiling with pendant lighting, wall-mounted radiator, and carpeted flooring.

Bedroom Two

13'2" x 9'4"

A generously sized double bedroom featuring a double-glazed half-bay window, smooth ceiling with pendant lighting, wall-mounted radiator, and carpeted flooring.

WC

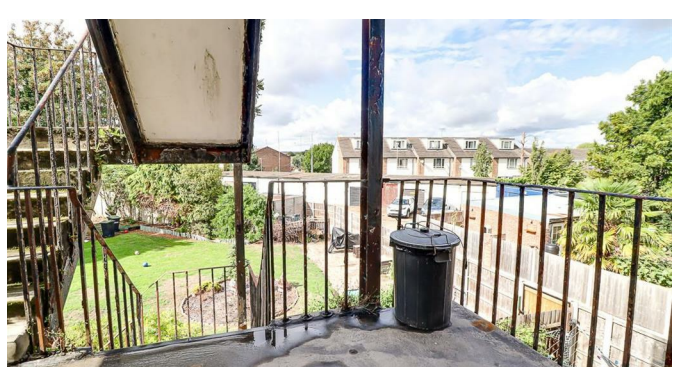
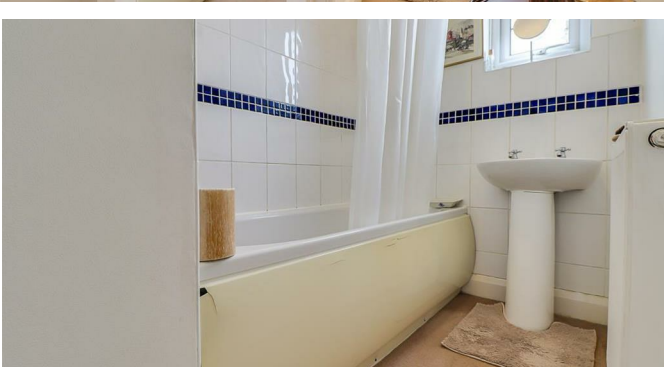
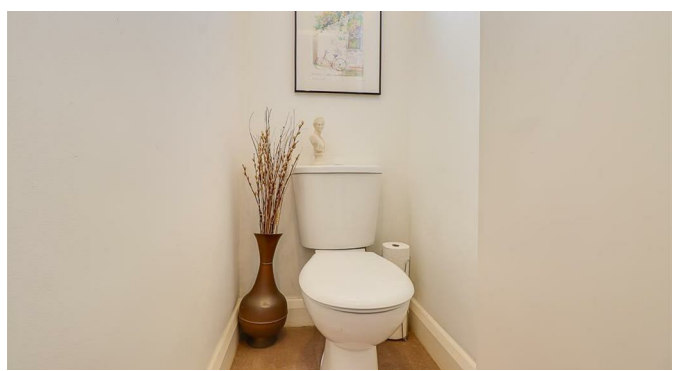
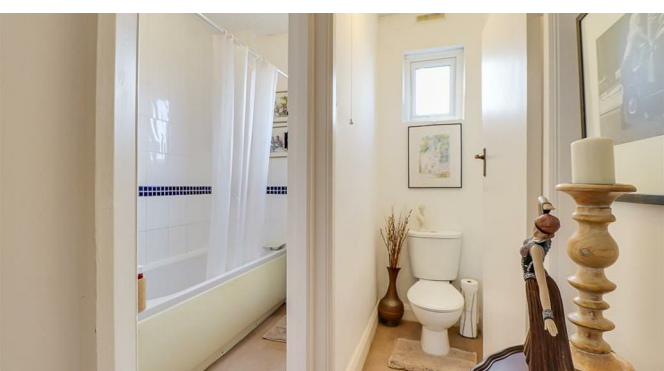
Separate WC featuring carpeted flooring, a smooth ceiling with pendant lighting, double-glazed window, and a low-level WC.

Bathroom

Separate bathroom comprising a fitted bath with shower attachment, wash basin, and double-glazed window. The room benefits from carpeted flooring, part-tiled walls, a smooth ceiling, and pendant lighting.

Communal Garden

To the rear is a well-maintained communal garden, featuring a spacious lawn area, dedicated seating areas, and a secure fenced-in space, providing a pleasant and private outdoor environment for residents to enjoy.



FIRST FLOOR
58.0 sq.m. (624 sq.ft.) approx.

The floor plan shows a rectangular layout. At the top left is a large Living Room. To its right is a Bedroom. Below the Living Room is another Bedroom. At the bottom left is a third Bedroom. In the center is a Hall connecting the rooms. At the bottom right is a Kitchen. Adjacent to the Kitchen is a Bathroom and a WC. The plan includes architectural details like doors, windows, and furniture placement (e.g., a bed in the top-right bedroom, a sofa in the living room, and kitchen fixtures).

LIVING ROOM

BEDROOM

HALL

BEDROOM

BEDROOM

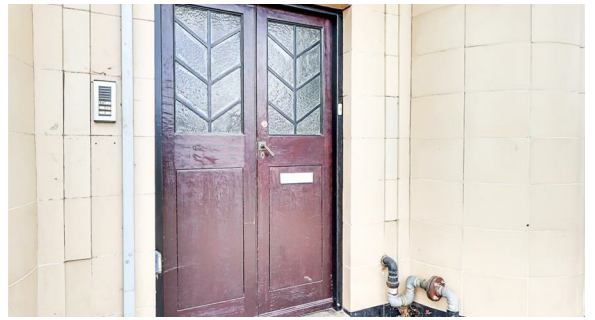
KITCHEN

BATHROOM

WC

TOTAL FLOOR AREA: 58.0 sq.m. (624 sq.ft.) approx.

Information shown/has been made to ensure the accuracy of the finished completed work. Measurements of areas, volumes, masses and quantities were taken approximately. As a responsibility, it is not intended to be used for legal or other purposes. The architect, architect and engineer have not been held in the position of professional. The architect, architect and engineer have not been held in the position of professional. The architect, architect and engineer have not been held in the position of professional.



Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		71	79
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC	
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	