

20 Cromer Road, Southend-On-Sea, SS1 2DU

TWO DOUBLE BEDROOMS. OFF-STREET PARKING AND REAR GARDEN. We are delighted to offer for sale this spacious two bedroom ground floor flat situated within a few minutes walk of the seafront, and convenient for access to Southend High Street and Southend Central mainline station. The property benefits from being completely self-contained, having two parking spaces and a large section of rear garden. Offered with no onward chain.



£225,000 Leasehold

TWO DOUBLE BEDROOMS

SELF-CONTAINED

SECTION OF REAR GARDEN

GAS CENTRAL HEATING

NEW 125 YEAR LEASE ON COMPLETION

GROUND FLOOR FLAT

TWO PARKING SPACES

DOUBLE GLAZED

NO ONWARD CHAIN

CLOSE TO STATION & CLOSE TO SEAFRONT

Ref: 6822

ACCOMMODATION COMPRISES;

Approached via uPVC door into:-

HALLWAY

Newly fitted carpet. Radiator. Understairs storage. Coved cornice. Door to:-

LOUNGE 13' 8" x 12' 6" (4.16m x 3.81m)

Double glazed bay window to side aspect. Further double glazed window to side. uPVC double glazed door leading to rear garden. Fitted carpet. Hardwood fire surround. Radiator. Coved cornice. Door to:-



KITCHEN 9' 2" x 5' 10" (2.79m x 1.78m)

Fitted with a range of base and eye level units. Roll-edged work surface. Inset single bowl sink unit with mixer tap. Built-in electric oven with gas hob. Extractor canopy over. Radiator. Double glazed window to side.



BATHROOM

Comprising of panelled bath with mixer tap, with electric shower unit over and glass shower screen. Pedestal wash hand basin. Double glazed window to rear. Radiator. Door to:-

SEPARATE W.C.

Low level w.c. Double glazed window to rear.



BEDROOM ONE 14' 8" x 11' 2" (4.47m x 3.40m)

Double glazed bay window to front aspect. Tiled fire surround. Fitted carpet. Radiator. Picture rail and coved cornice.



BEDROOM TWO 12' 0" x 9' 8" (3.65m x 2.94m)

Double glazed window to rear aspect. Fitted carpet. Radiator. Picture rail. Coved cornice.



EXTERIOR

REAR GARDEN

East facing measuring approximately 70ft in depth. The ground floor flat has use of the righthand side of the garden, which is mostly laid to lawn with shrub borders. Storage shed to remain. Raised decking area for outside dining.

FRONT GARDEN

Block paved frontage providing off-street parking for two vehicles.



LEASE INFORMATION

Freeholders - Regis / Pier

Lease Length - 125 years on completion

Ground Rent - £135 per annum

Management Fee - £100 per annum

Buildings Insurance - £750 per annum

Council Tax Band – A

EPC - TBC

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