

## **57 Boston Avenue, Southend-on-Sea, SS2 6JH**

We are delighted to offer for sale this extremely large one bedroom, self-contained ground floor flat located in a popular residential area close to local amenities and within a few minutes walk of Southend High Street and Southend Victoria mainline station. Property features include a spacious lounge, large double bedroom, luxury fitted kitchen with granite work surfaces, rear garden and off-street parking.



**£190,000    Leasehold**

**SELF-CONTAINED GROUND FLOOR FLAT**

**LOUNGE 15' 5 X 13' 9**

**KITCHEN/BREAKFAST ROOM**

**GAS CENTRAL HEATING**

**OFF-STREET PARKING**

**ONE DOUBLE BEDROOM**

**WET ROOM**

**DOUBLE GLAZED**

**AMPLE OUTSIDE SPACE**

**CLOSE TO HIGH STREET AND MAINLINE STATION**

Ref: 6698

## ACCOMMODATION COMPRISES;

Approached via UPVC entrance door into:

### HALLWAY

Wood flooring. Radiator.

### LOUNGE 15' 5" x 13' 9" (4.70m x 4.19m)

Double glazed bay window to the front aspect. Polished wood floor. Dado rail. Ornate cast iron fireplace with hardwood surround. Radiator.



### KITCHEN/BREAKFAST ROOM 13' 4" x 11' 2" (4.06m x 3.40m)

Fitted with a range of modern base cupboards and drawer units with granite work surfaces. Inset butler sink with mixer tap. Built-in electric oven and hob with stainless steel extractor canopy over. Integrated fridge and freezer. Plumbing for washing machine. Central island/breakfast bar with granite worktop. Polished wood floor. Double glazed window to side. Doorway leading through to:





### INNER HALLWAY

Further door to:

### WET ROOM

Comprising walk-in shower, wash hand basin and low-level w.c. Fully tiled walls. Radiator. Opaque double glazed window to side.



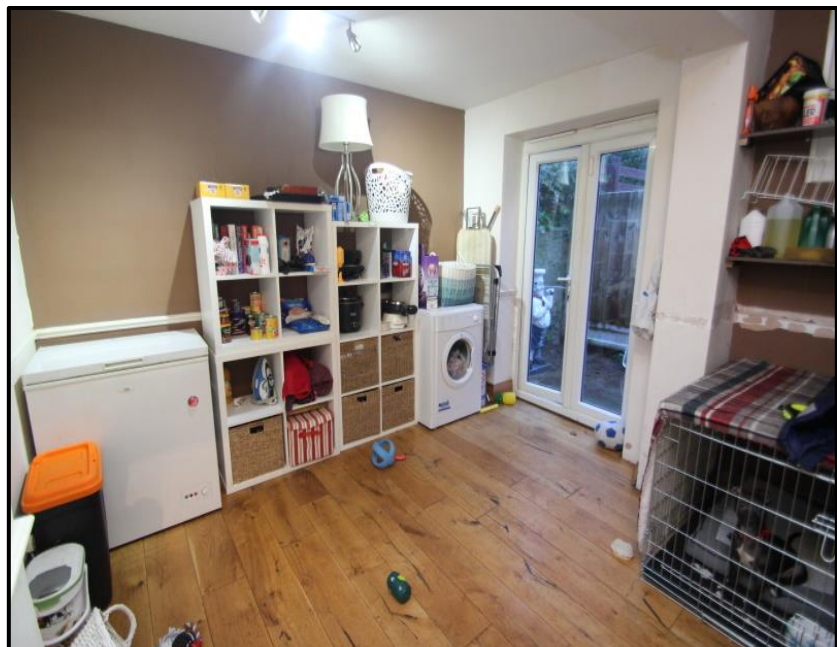
### BEDROOM ONE 13' 0" x 12' 3" (3.96m x 3.73m)

Polished wood floor. Radiator. Dado rail. Fitted wardrobes. Double glazed window to rear.



### SECOND RECEPTION/BEDROOM 12' 3" x 12' 0" (3.73m x 3.65m)

Polished wood floor. Radiator. Double glazed window to side. Double glazed doors leading to side courtyard.



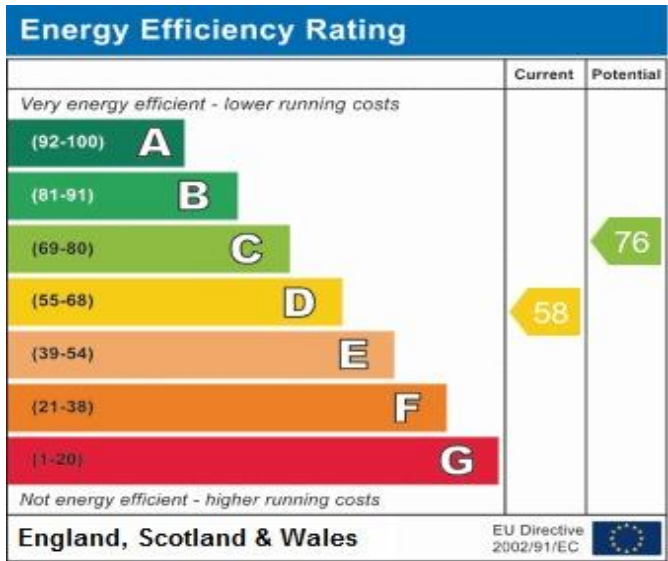
**OUTSIDE**

Courtyard area to the side of the property. The rear garden is laid to lawn and fenced to boundaries.



**PARKING**

Driveway to the front of the building providing one allocated parking space.



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