

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

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.



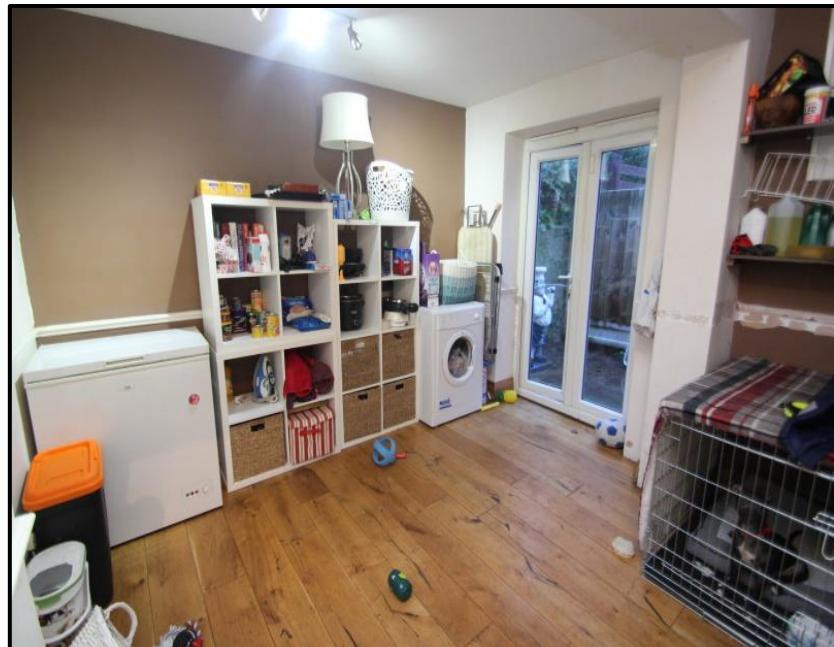
BEDROOM ONE 13' 0" x 12' 3" (3.96m x 3.73m)

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.



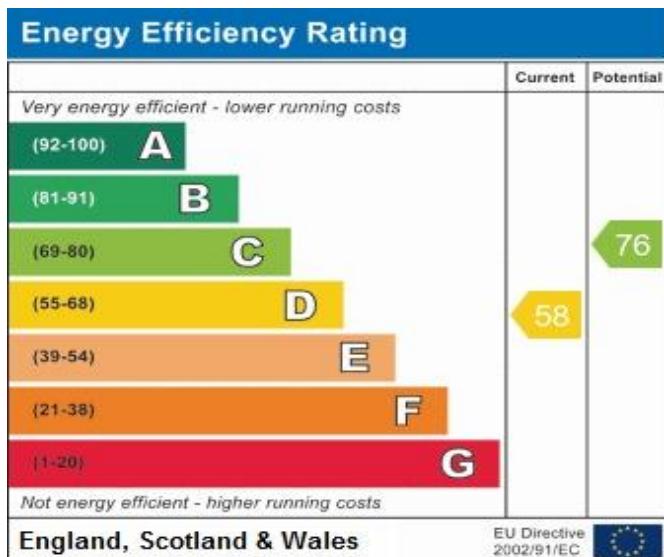
OUTSIDE

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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