

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

We are delighted to offer for sale this extremely spacious two bedroom ground floor flat, which is situated in Central Southend within walking distance of the High Street with its many shops, bars and restaurants, and within easy access of Southend Central and Southend Victoria mainline stations and Southend seafront. This beautifully presented property offers a wealth of fine features including modern kitchen and bathroom, conservatory, and a private rear garden in excess of 60ft. We feel this property is ideally suited for people who work from home, with its multi-use rooms and outside space.



£265,000 Leasehold

LARGE GROUND FLOOR FLAT

CONSERVATORY

MODERN KITCHEN

RESIDENT PERMIT PARKING

CLOSE TO SEAFRONT

TWO BEDROOMS

PRIVATE REAR GARDEN

MODERN BATHROOM

CONVENIENT FOR TOWN CENTRE

CLOSE TO TWO MAINLINE STATIONS

Ref: 6836

ACCOMMODATION COMPRISES;

Approached via original part glazed door into:-

COMMUNAL LOBBY

Personal door into:-

HALLWAY

Wood effect flooring. Understairs storage.

Radiator. Door to:-

LOUNGE/BEDROOM *15' 0" x 13' 6" (4.57m x 4.11m) reducing to 10' 0"*

Wood effect flooring. Radiator. Dado rail. Picture rail. Original coving to smooth ceiling.

Ornamental rose fitting. Regency style hardwood fire surround. Fitted storage and shelving into recesses. Double glazed bay window to front aspect with fitted plantation shutters.



BEDROOM ONE *12' 0" x 11' 0" (3.65m x 3.35m)*

Wood effect flooring. Radiator. Ornate cast iron fireplace. Coved cornice to ceiling. Double glazed window to rear aspect.



BATHROOM

Comprising p-shaped bath with mixer taps. Mains shower unit over with fitted rainfall shower head and hose attachment. Wall mounted vanity unit with inset wash hand basin. Low level w.c. Tiled floor. Part tiled walls. Heated towel rail. Opaque double glazed window to side.



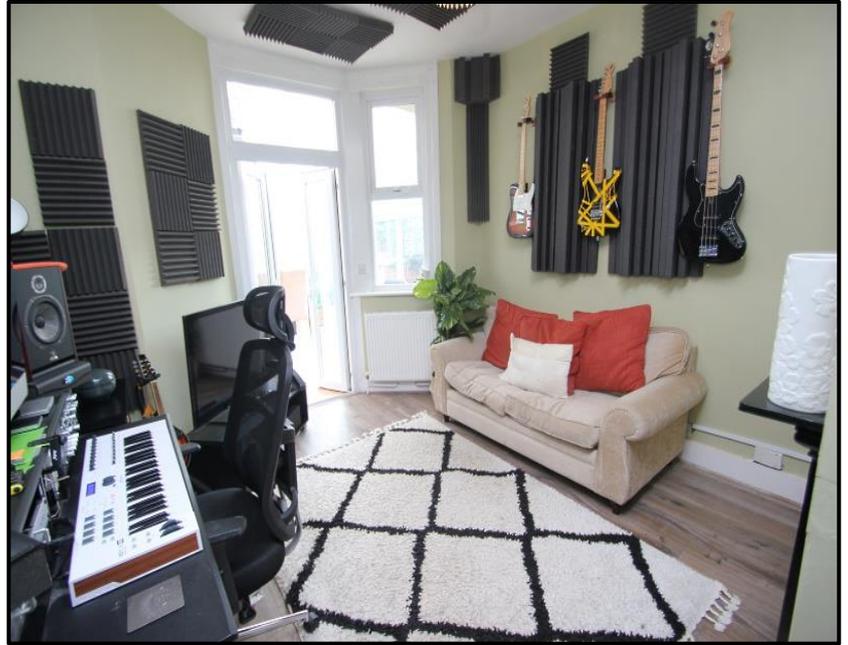
KITCHEN 11' 7" x 7' 6" (3.53m x 2.28m)

Fitted with a range of contemporary high gloss units to base and eye level with square edge work surfaces. Inset stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Built-in electric oven with gas hob and stainless steel extractor canopy over. Concealed under unit lighting. Double glazed window to side. Glazed door leading to rear garden.



RECEPTION ROOM TWO 11' 7" x 11' 6"
(3.53m x 3.50m)

Wood effect flooring. Ornate cast iron fireplace. Radiator. Built-in storage. Double glazed window to rear. Double glazed French style doors leading to:-



CONSERVATORY 12' 7" x 10' 10" (3.83m x 3.30m)

Fully uPVC double glazed with vaulted ceiling. Wood effect flooring. Radiator. French style doors leading to:-



REAR GARDEN

Attractively landscaped rear garden measuring in excess of 60ft, commencing with patio area to the immediate rear, extending to the side of the building. Pea shingle path with lawn area to either side, leading to raised decking area ideal for outside dining. Timber storage shed. Raised flowerbeds to side stocked with a variety of shrubs and plants. Panelled fencing to boundaries. Side access gate.



FRONT GARDEN

Laid to lawn with wood panelled fencing to boundaries.

INFORMATION:-

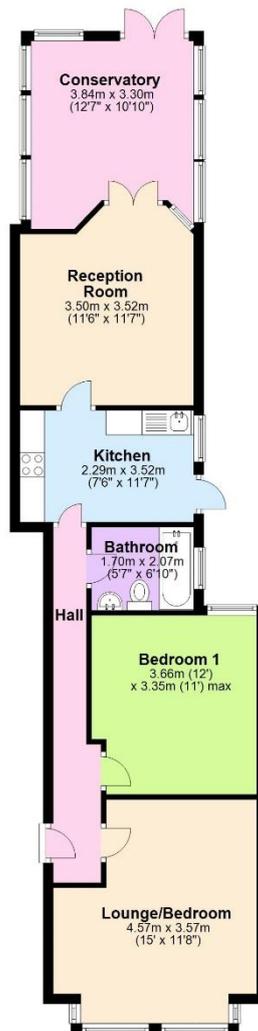
LEASE: APPROXIMATELY 120 YEARS
REMAINING
GROUND RENT: £250 PER ANNUM
NO SERVICE CHARGE

COUNCIL TAX BAND: A
EPC RATING: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



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