

## 110 Brunswick Road, Southend-On-Sea, SS1 2UJ

Located in a popular residential area close to Southchurch Park and within a short walk from Southend East mainline station and Southchurch Road with its many boutique shops bars and restaurants, we offer for sale this delightful one bedroom self-contained ground floor flat, being offered with no onward chain and benefiting from two allocated parking spaces, direct access to a rear garden, modern kitchen and bathroom, spacious lounge and large double bedroom.



**£205,000 Leasehold**

ONE BEDROOM GROUND FLOOR FLAT

SELF-CONTAINED

DIRECT ACCESS TO REAR GARDEN

OFF-STREET PARKING

SPACIOUS LOUNGE

LARGE DOUBLE BEDROOM

CLOSE TO STATION

CLOSE TO SOUTHCURCH PARK

EXTENDED LEASE ON COMPLETION

NO ONWARD CHAIN

## ACCOMMODATION COMPRISSES:

Approached via part glazed door into:

### ENTRANCE HALL

With fitted carpet. Radiator. Storage cupboard.

### LOUNGE 16' 0" x 13' 0" (4.87m x 3.96m)

Double glazed bay window to the front aspect. Radiator. Fitted carpet. Picture rail and coved cornice to ceiling.



### KITCHEN 10' 7" x 8' 8" (3.22m x 2.64m)

Fitted with a range of modern base and eye-level units with roll edge work surfaces. Single bowl sink unit with mixer tap. Built-in electric oven and gas hob with extractor unit over. Splashback tiling. Plumbing for washing machine. Further appliance space. Wall mounted combination boiler. Wood effect flooring. Double glazed window to rear aspect. UPVC double glazed door leading to rear garden.



### BEDROOM 13' 10" x 10' 3" (4.21m x 3.12m)

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

### BATHROOM

Comprising p-shaped bath with electric shower unit and glass shower screen. Pedestal wash hand basin. Low-level w.c. Radiator. Fully tiled walls. Opaque double glazed window to rear aspect.



## OUTSIDE

### REAR GARDEN

Attractive well established and secluded rear garden commencing with patio area to the immediate rear. Remainder laid to lawn with established shrubs and trees to boundaries. Side access gate.

### PARKING

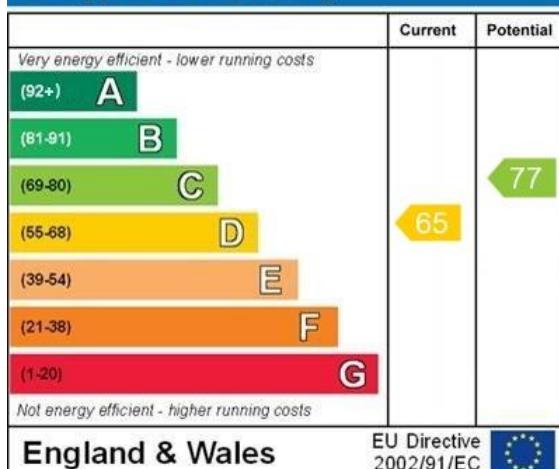
Hardstanding to the front of the property providing off-street parking for two vehicles.

Council Tax Band - A

EPC Rating - E



### Energy Efficiency Rating



### Ground Floor



Total area: approx. 53.0 sq. metres (570.0 sq. feet)

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