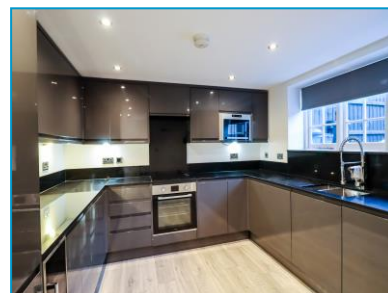




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Eastern Esplanade, Southend-On-Sea



Morgan Brookes believe - Uncover a concealed treasure beyond the entrance! This expansive seafront terrace home spans three floors, featuring immaculate accommodation throughout and four bedrooms, three equipped with contemporary shower areas. Revel in a spacious living room offering panoramic sea views, all in an ideal location with the beach and city centre just steps away.

Our Sellers love - Location, location, location! Embrace beachfront living and the convenience of being within walking distance to fabulous restaurants, bars, public transport links, and The Royals Shopping Centre.

Key Features

- Fishermans Cottage Arranged Over Three Floors.
- Four Double Bedrooms with Shower Area to Three.
- Large Living Room with Fantastic Sea Views.
- Contemporary Fitted Kitchen.
- Low Maintenance Garden With Summer House/Home Office.
- No Onward Chain Sale.
- Located In The Southend-On-Sea Conservation Area.
- Permit Parking Available from Local Authority.

£475,000



Eastern Esplanade, Southend-On-Sea

Entrance

Wood panelled door leading to:

Entrance Hallway

7' 2" x 3' 6" (2.18m x 1.07m)

Stairs leading to first floor accommodation, storage cupboard, radiator, smooth ceiling incorporating inset down lights, wood effect flooring, doors leading to:

Living Room

21' 7" x 11' 5" (6.57m x 3.48m)

Double glazed window to front & rear aspect, radiator, smooth ceiling incorporating inset down lights, carpet flooring, stairs leading down to:

Kitchen

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink, electric hob with extractor over, fitted oven, integrated fridge/freezer, dishwasher & washing machine, built in wine cooler & microwave, radiator, smooth ceiling incorporating inset down lights, wood effect flooring.

Master Bedroom

11' 11" x 11' 2" (3.63m x 3.40m)

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset down lights, wood effect flooring, opening to: Double shower cubicle incorporating raised shower system over, wash hand basin, part tiled walls, extractor fan, tiled flooring.

Basement Cloakroom

Hand basin, low level W/C, smooth ceiling,

First Floor Landing

9' 7" x 3' 1" (2.92m x 0.94m)

Smooth ceiling with loft access, carpet flooring, doors leading to:

Second Bedroom

11' 11" x 10' 11" (3.63m x 3.32m)

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset down lights, wood effect flooring, opening to: Double shower cubicle incorporating raised shower system over, wash hand basin, part tiled walls, extractor fan, tiled flooring.

Third Bedroom

12' 2" x 11' 0" (3.71m x 3.35m)

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset down lights, wood effect flooring, opening to: Double shower cubicle incorporating raised shower system over, wash hand basin, part tiled walls, extractor fan, tiled flooring.

Fourth Bedroom

10' 5" x 6' 4" (3.17m x 1.93m)

Double glazed window to rear aspect, radiator, smooth ceiling incorporating inset down lights, wood effect flooring.

Family Bathroom

7' 5" x 4' 2" (2.26m x 1.27m)

Double glazed window to rear aspect, panelled bath, vanity hand basin, low level W/C, heated towel rail, part tiled walls, extractor fan, smooth ceiling incorporating inset down lights, tiled flooring.

Rear Garden

Paved entertaining area from property, remainder laid to Astro turf, pathway leading to summer house at rear of garden.

Front Of Property

Iron fenced paved patio with stairs leading to entrance.



Local Authority Information
Southend-on-Sea Borough Council
Council Tax Band: C

01268 755626

morganbrookes.co.uk

£475,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.