



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Eastern Esplanade, Southend-On-Sea



Morgan Brookes believe - Located in an enviable seafront setting with scenic beach views is this stunning three bedroom family home! This property has been recently refurbished with high quality fittings & fixtures, offering contemporary accommodation throughout & a great-sized rear garden.

Our Sellers love - Enjoying the beautiful beach views & having brilliant amenities & easy public transport links at their fingertips!

Key Features

- Stunning Seaside Home.
- Three Great-Sized Bedrooms.
- Fully Refurbished Throughout.
- Contemporary Kitchen & Utility Room.
- Open Planned Accommodation.
- Two Modern Bathrooms.
- Sought After Seaside Location.
- No Onward Chain.

**Guide Price £325,000 -
£350,000**

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Entrance

Obscure double glazed panelled door leading to:

Entrance Hallway

5' 11" x 18' 7" (1.80m x 5.66m)

Rad, stairs leading to first floor accommodation, under stairs storage area, smooth ceiling incorporating inset downlights, wood effect flooring.

Living Room

9' 9" x 32' 7" (2.97m x 9.92m)

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset downlights, wood effect flooring.

Kitchen/Dining Room

14' 1" x 14' 1" (4.29m x 4.29m)

Double glazed window to rear aspect, double glazed patio doors leading to rear garden, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, four point electric hob with extractor fan over, integrated oven, integrated fridge freezer, radiator, smooth ceiling incorporating inset downlights, tiled flooring.

Utility Room

7' 5" x 4' 6" (2.26m x 1.37m)

Obscure double glazed window to side aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, smooth ceiling incorporating inset downlights, tiled flooring.

Ground Floor Shower Room

5' 0" x 5' 10" (1.52m x 1.78m)

Tiled walls incorporating raised shower system, wash hand basin, low level W/C, smooth ceiling incorporating inset downlights, tiled flooring.

Landing Hallway

6' 5" x 10' 1" (1.95m x 3.07m)

Storage cupboard, smooth ceiling incorporating inset downlights & loft access, radiator, carpet flooring.

Master Bedroom

11' 5" x 12' 7" (3.48m x 3.83m)

Double glazed window to front aspect, radiator, smooth ceiling incorporating inset downlights, wood effect flooring.

Family Bathroom

10' 0" x 4' 6" (3.05m x 1.37m)

Obscure double glazed window to rear aspect, panelled bath incorporating raised shower system, wash hand basin, heated towel rail, low level W/C, part tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Second Bedroom

9' 4" x 10' 1" (2.84m x 3.07m)

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

Third Bedroom

7' 8" x 8' 3" (2.34m x 2.51m)

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

Rear Garden

Paved seating areas, remainder laid AstroTurf.

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

01268 755626

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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.