

**Telephone**

+44 (0)1268 947947

sales@elliottandsmith.co.uk

**Website**

www.elliottandsmith.co.uk

Elliott and Smith Partnership

57 High Street

Rayleigh

Essex SS6 7EW



SALES,  
LETTINGS,  
ADVICE.



## Southchurch Avenue, Southend On Sea

£750 pcm

ONE DOUBLE BEDROOM FIRST FLOOR FLAT - LOCATED A 'STONES THROW' FROM SEAFRONT! Bright & spacious accommodation with a LARGE LIVING ROOM open to MODERN KITCHEN. Fully double glazed with GAS CENTRAL HEATING, three piece bathroom suite & off street parking for one vehicle to front. The property also has a communal garden to the rear and is well LOCATED FOR TRAIN STATION & HIGH STREET. Sorry, no pets permitted.

- MINUTES WALK TO SEAFRONT
- NEAR TO SOUTHEND EAST TRAIN STATION
- FIRST FLOOR FLAT WITH OPEN PLAN LIVING ROOM TO KITCHEN
- DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- DOUBLE GLAZED & GAS CENTRAL HEATING
- COMMUNAL GARDEN TO REAR
- OFF ROAD PARKING FOR ONE VEHICLE
- EASY ACCESS TO HIGH ST & SHOPS

## COMMUNAL ENTRANCE

With security entry phone system. Stairs to rise to first floor.

## HALLWAY

'L' shaped inner hallway via hard wood entrance door. Doors lead to bathroom & bedroom and small set of steps rising to Living room open to kitchen.

## LIVING ROOM

17' 1" into bay x 13' 0" (5.21m x 3.96m) UPVC double glazed bay window to front aspect with views to the South of the seafront. Smooth plastered coved ceiling. Wall mounted double banked radiator. Carpeted throughout. Open to kitchen area.

## KITCHEN AREA

8' 8" x 5' 8" (2.64m x 1.73m) UPVC double glazed window to front. Smooth plastered ceiling. Contemporary wall mounted and base level kitchen units incorporating gas hob and integrated oven. Wood effect vinyl flooring. Space and plumbing for washing machine. Space for upright fridge freezer.

## BEDROOM

13' 11" x 9' 5" (4.24m x 2.87m) UPVC double glazed window to rear aspect. Smooth plastered ceiling. Wall mounted radiator. Carpeted throughout.

## MODERN THREE PIECE BATHROOM

8' 7" x 4' 8" (2.62m x 1.42m) Two UPVC obscure double glazed windows to rear aspect. Smooth plastered ceiling. Wall mounted radiator. Panelled bath with thermostatic mixer shower over, pedestal wash basin and push button flush WC. Tiled flooring.

## COMMUNAL GARDEN

To the rear of the block is a communal garden area.

## FRONTAGE

Off street parking space to front via dropped kerb.



TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)  
Made with Metrepix 02021

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Elliott and Smith Partnership.

## DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.