



Brown & Brand



**Sutton Road**  
Southend-On-Sea, SS2 5GD

- Modern 2 double bedroom second floor flat
- Master bedroom with built in wardrobe & 3pce en-suite shower room
- One allocated underground parking space
- Offered for sale with no onward chain

**Guide Price**  
**£200,000-£225,000**





## Property Description

**GUIDE PRICE £200,000-£225,000**

Located within easy access to local travel links including bus routes and Prittlewell Train Station as well as Southend High Street which offers a fine array of established shops and eateries, whilst within walking distance of Southend Seafront is this second floor flat which presents modern living accommodation throughout with state of the art fixtures and fittings. The accommodation comprises of a generously sized open plan kitchen/living area with an array integrated appliances including fridge, freezer and washing machine. There are also two double bedrooms with an en-suite shower room to the master bedroom and a separate 3pce family bathroom. The property comes to the market with a long lease and the added benefit of secure underground parking for one vehicle. If you're looking for a property which can be moved straight into with minimal work, we'd recommend booking an internal viewing.



#### ACCOMMODATION:

Approached via a communal entrance door with security telecom entry system providing access to the communal entrance hallways. The communal hallway provides stair and lift access to the second floor which in turn provides access to your personal entrance door with spy hole giving access through to:

#### ENTRANCE HALLWAY:

Wood effect laminate flooring. Radiator. Doors to all rooms. Wall mounted telecom entry system. Wall mounted thermostat control. Built in storage cupboard. Flat plastered ceiling.

#### FAMILY BATHROOM:

Fitted in a modern three-piece suite comprising WC with concealed cistern, vanity wash hand basin and tiled panelled bath with shower over. Tiled flooring. Tiled splash backs. Exclusive touchscreen light up mirror. Wall mounted chrome heated towel rail. Flat plastered ceiling with inset spot lighting. Extractor fan.



#### MASTER BEDROOM:

15' 6" x 10' 2 (maximum measurement)" (4.72m x 3.1m) Carpet. Radiator. UPVC double glazed sliding doors providing access to Juliette balcony. Built in wardrobes with sliding mirrored doors to one wall. Flat plastered ceiling. Door giving access through to :

#### EN-SUITE SHOWER ROOM:

Fitted in a modern three-piece suite comprising WC with concealed cistern, vanity wash hand basin and walk in double shower with glass screen and rainfall shower head over. Tiled flooring. Wall mounted chrome heated towel rail. Exclusive touchscreen light up mirror. Flat plastered ceiling with inset spotlights. Extractor fan.



#### BEDROOM TWO:

11' 5" x 9' 9" (3.48m x 2.97m) Carpet. Radiator. UPVC double glazed window to front. Flat plastered ceiling.

#### OPEN PLAN KITCHEN/LIVING AREA:

26' 2" x 10' 9 (maximum measurement)" (7.98m x 3.28m)

#### KITCHEN AREA:

The kitchen is fitted in a range of modern high gloss cupboard and drawer packs to ground and eye level with a contrasting square edged Granite work surface over incorporating stainless steel single bowl single drainer sink unit with mixer tap and Hot tap above. Integrated four ring electric hob with extractor hood above and stainless-steel splash back. Integrated oven. Integrated fridge. Integrated freezer. Integrated washing machine. Wood effect laminate flooring. Flat plastered ceiling with inset spotlights. Extractor fan.



#### LOUNGE AREA:

Continuation of the wood effect laminate flooring. Two radiators. UPVC double glazed window to front. Built in storage cupboard housing combi boiler (not tested). TV point. Telephone point. Flat plastered ceiling.



EXTERNALLY:

PARKING:

Parking is provided via one allocated underground parking space accessed via electric gates.

LEASE & CHARGE INFORMATION:

Length of Lease: 116 Years Remaining

Ground Rent: £175.00 Annually

Service Charge: £1,180.58 Annually



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018

**Energy performance certificate (EPC)**

Flat 24 207-285, Sutton Road SOUTHBEND-On-SEA SS2 5GD	Energy rating <b>B</b>	Valid until: 4 June 2027
		Certificate number: 9251-3077-7316-5123-1880

Property type: Mid-floor flat  
 Total floor area: 66 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is B. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

