



established 1919



Chartered Surveyors
Residential Sales + Lettings
Commercial Sales + Lettings
Property Management
Surveys + Professional

40 Clarence Street,
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

www.sorrellproperty.co.uk



45 Victoria Avenue, Southend On Sea, SS2 6BB

£155,000

Sorrell estate agents are favoured with instructions to offer for sale this spacious 8th floor apartment being situated within a central location, convenient for Southend Victoria railway station and town centre. The property offers far reaching views across the Southend borough and there is allocated off street parking. There are two double bedrooms, main with en-suite shower room/wc, spacious open plan lounge/kitchen and there is a further bathroom/wc with integrated shower over the bath. The property is fully double glazed and there is no onward chain.

Front and rear security doors leading to communal entrance lobby with stairs and lifts to 8th floor communal lobby, personal door to:

ENTRANCE HALL

Laminate flooring, smooth plastered walls and ceiling, built in storage cupboard housing water tank, wall mounted security entry phone system, wall mounted storage heater, doors off onto:

LOUNGE/KITCHEN 18'6" x 15'3" (5.64 x 4.65)



Lounge area:

Laminate flooring, smooth plastered walls and ceiling, recessed spotlights, two wall mounted storage heaters, two double glazed double doors leading to Juliette balconies with far reaching views, double glazed windows,

Kitchen area

Fitted with cupboard and drawer base units, eye level wall cupboards with roll top worksurfaces, tiled splashback and powerpoints, stainless steel sink unit with one and half bowl, single drainer and mixer tap, built in four ring electric hob with electric oven under and chimney style extractor over, recess and plumbing for washing machine, recess for upright fridge/freezer, laminate flooring, recess spotlights, double glazed window to side with far reaching views,

BEDROOM ONE 14'2" x 10'8" (4.32 x 3.25)



Carpeted, smooth plastered walls, wall lights, double glazed windows with far reaching views, wall mounted storage heater, tv point:

EN-SUITE SHOWER ROOM/WC 5'6" x 4'9" (1.68 x 1.45)



Independent tiled shower cubicle, close coupled wc, pedestal wash hand basin with mixer tap, tiled flooring, smooth plastered walls, extractor, recess spotlights, wall mounted fan heater, opaque double glazed windows:

BEDROOM TWO 9'1" x 14'8" (2.77 x 4.47)

Carpeted, smooth plastered walls and ceiling, wall lights, wall mounted electric heater, double glazed window with far reaching views:

BATHROOM/WC 4'9" x 8'2" (1.45 x 2.49)

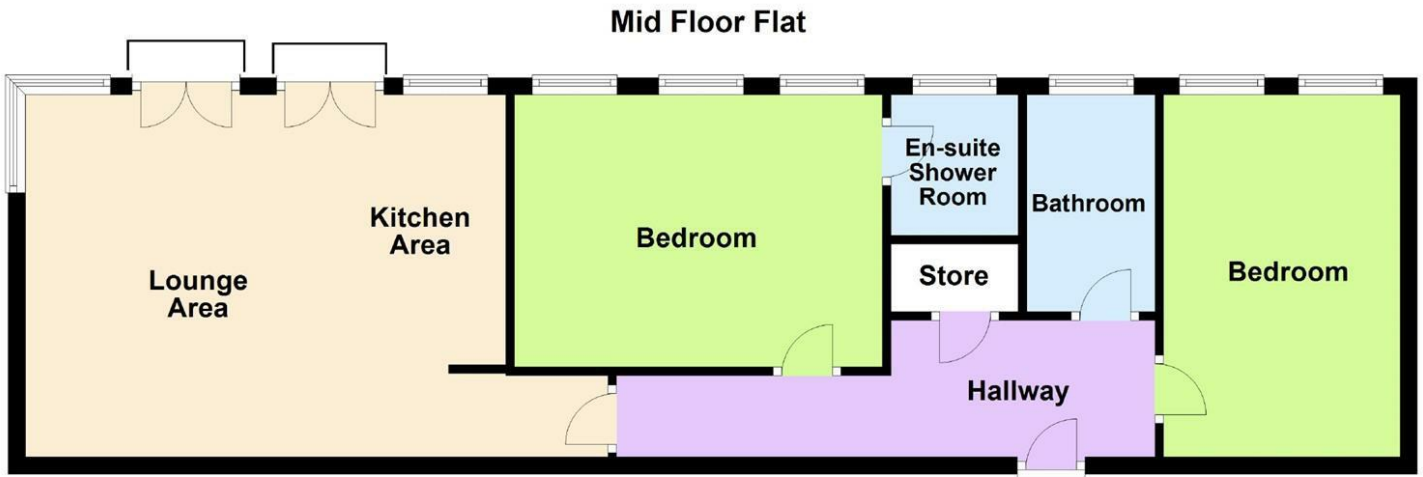


White suite consisting panelled bath with mixer tap and shower over, shower curtain, close coupled wc, pedestal wash hand basin with mixer tap, shelving and mirror over, tiled walls and flooring, extractor, wall mounted electric fan heater, recess spotlights, opaque double glazed windows:

EXTERNALLY

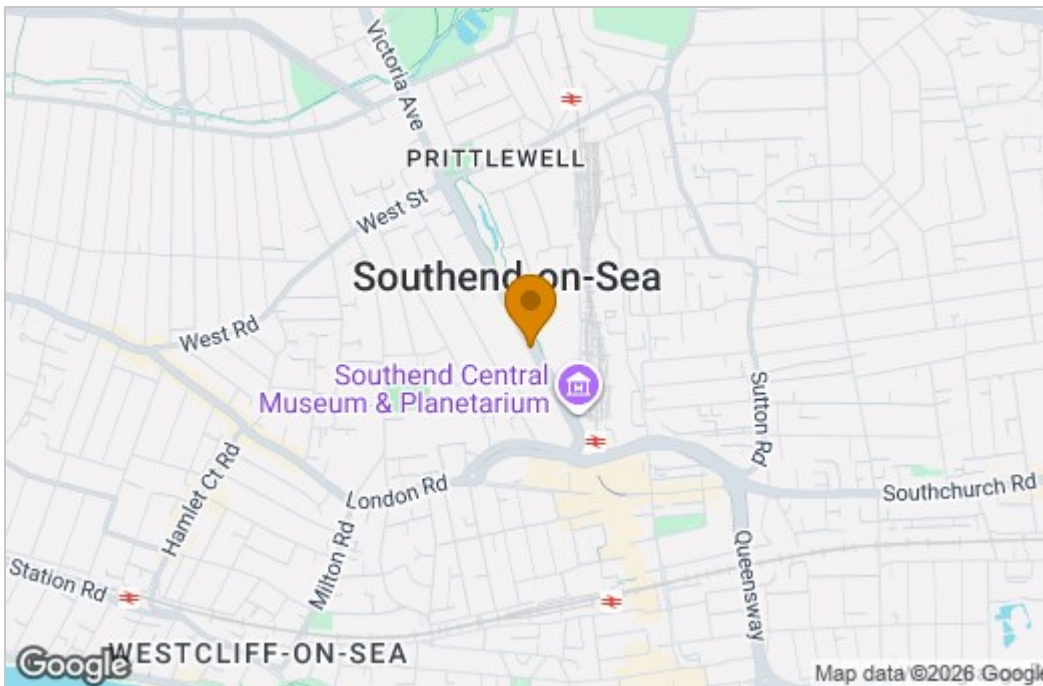
As previously mentioned there is allocated off street parking for one vehicle,

Floor Plan

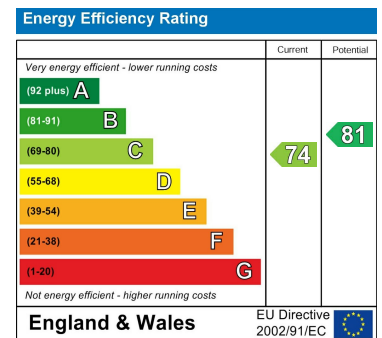


Whilst every attempt has been made to ensure the accuracy of this plan measurements are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and may not be representative of the property inc but not limited to window and door positioning and openings. Plan not to scale. Specifically no guarantee is given on the total square area of the property if shown on the plan. Any figure given is for guidance only and should not be relied upon as a basis for valuation. Plan is not suitable for Local Authority Planning and or Building Control purposes.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.