



**Plas Newydd, Southend-On-Sea**

**Essex, SS1 3AG**

£235,000

**appointmoor**



## Plas Newydd, Southend-On-Sea Essex, SS1 3AG

£235,000 | Leasehold - Share of Freehold

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- Ground Floor Conversion
  - Private Rear Garden
  - Front Garden Potential For Off Street Parking
  - Large Bedroom
  - 22ft Kitchen/Dining/Living Area
  - Rear Lounge
  - Fully Tiled Shower Room
  - Share Of Freehold
  - Original Features
  - Stones Throw from Beach and Esplanade
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GUIDE PRICE £235,000. A very unique opportunity to move into a quiet neighbourhood off Southend Seafront. Conversion apartment occupying the whole of the ground floor with accommodation currently arranged as two bedrooms, the rear bedroom with french doors to garden, and a 22 ft kitchen/dining/living area. Access to private rear garden via the kitchen and bedroom plus front garden ownership with potential. Double glazing, gas central heating (n/t). Walking distance of the seafront and beach cafes. Redecorated throughout, laminate flooring and new carpet. Tall ceilings and plenty of natural light. New lease recently extended - plus share of freehold. No onward chain. Keys held for accompanied viewings.





#### Entrance Via:

Original stained glass door opening into hardwood door into:

#### Hallway

Tall ceilings, picture rail, understairs storage cupboard housing electric & gas meters. Radiator, power points & laminate floorings. Doors off to:

#### Open Plan Kitchen/Dining/Living Area

22'10 x 9'1 (6.96m x 2.77m)

#### Living/Dining Area

Double glazed windows to side aspect, tall ceilings, picture rail, radiator, power points & fitted carpet.

#### Kitchen Area

Brand new wall & base kitchen units with complimentary rolled edge worksurfaces. Sink & drainer, tiled splashbacks, brand new integrated oven & hob. Space & plumbing for washing machine, fridge freezer. Wall mounted Potterton combi boiler, Radiator, power points & vinyl flooring.

#### Further Hallway

Leading to a door onto the rear garden.

#### Bedroom 1

16'10 x 12'4 (5.13m x 3.76m)

Large double glazed window to front aspect overlooking front garden. Ornate coving cornice, picture rail, radiator, power points & laminate flooring.



#### Bedroom Two

13'10 x 10'8 (4.22m x 3.25m)

Double glazed window & door leading out onto rear garden. Ceiling rose, picture rail, radiator, power points & laminate flooring.

#### Shower Room

Double glazed window to side aspect. Large walk in shower with electric shower unit, vanity style wash hand basin, tiled splashbacks, low level wc. Radiator, vinyl flooring.

#### Externally

#### Rear Garden

Approx 30ft. Lovely private garden to enjoy & hopefully relax in! Comprising patio area with the remainder being mainly laid to lawn with wooden fence surround & brick wall.

#### Front Garden

Pathway to front door. Brick wall, shrubs & bushes. Potential for parking (subject to council planning permission)

#### Lease

New lease recently extended - plus share of freehold.



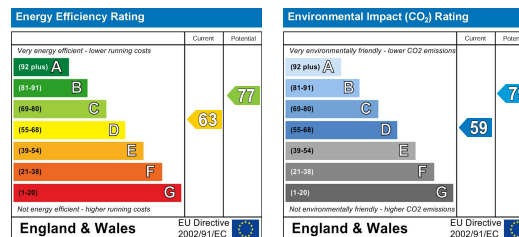


Total Approximate Floor Area  
678.12 sq. ft  
(63.00 sq. m)

## DRAFT PARTICULARS AWAITING APPROVAL

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**



72 The Ridgeway  
Chalkwell, Westcliff-on-Sea  
Essex , SS0 8NU

01702 719 966  
[www.appointmoor.co.uk](http://www.appointmoor.co.uk)

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