

**DEDMAN  
GRAY**

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1 Murray House Eastern Esplanade, Southend-On-Sea

Asking Price: £499,995



New to the market with superb uninterrupted views of the sea front is this elevated two bedroom ground floor apartment having en suite shower room plus family bathroom, balcony, own garage to rear plus parking spaces for 2/3 cars and video entry phone system. Being offered with no onward chain and having a share of the freehold.  
Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two bedroom Ground floor apartment
- Two bedrooms
- En suite shower room
- Lounge
- Kitchen/diner
- Balcony with superb views
- Share of freehold
- Own Garage to rear plus parking for 2/.3 cars

**Communal entrance door to:**

Communal entrance doors to front and rear leading to:

**Communal Hall**

Door to:

**Entrance Hall**

Wooden flooring, entry phone system, one radiator, textured ceiling, control switch, built in cupboard with shelving, further cupboard housing lagged cylinder with shelving above, video entry phone.

**Lounge**

14' 9" x 11' 10" (4.50m x 3.61m)

Double glazed patio doors leading to own balcony which has wooden decking with glass balustrade and wooden flooring, two double radiators, coving to textured ceiling, wooden flooring.

**Kitchen/Breakfast Room**

15' 0" x 10' 1" (4.57m x 3.07m)

Double glazed window to front with sea views and further double glazed window to side, range of base and eye level units with concealed lighting, stainless steel sink unit with mixer taps inset to worktop, built in BEKO electric worktop with extractor fan above and separate oven below, cupboard housing boiler for hot water and gas central heating, cupboard housing washing machine, integrated dishwasher and fridge/ freezer, one radiator, textured ceiling, tiled floor.



**Bedroom 1**

12' 2" x 10' 8" (3.71m x 3.25m)

Double glazed window to rear, one double radiator, fitted wardrobes to one wall and dresser unit, bedside cabinets.

**En Suite Shower Room**

Low flush WC, wash hand basin, textured ceiling, extractor fan.

**Bedroom 2**

12' 0" x 9' 0" (3.66m x 2.74m)

Double glazed window to rear, one radiator, fitted wardrobes and dresser unit, bedside cabinets, textured ceiling.





### **Family Bathroom**

Obscure double glazed window to side, panelled bath with door, mixer taps and shower attachment, low flush WC, wash hand basin with mixer taps, one double radiator, textured ceiling, wall mounted medicine cabinet.

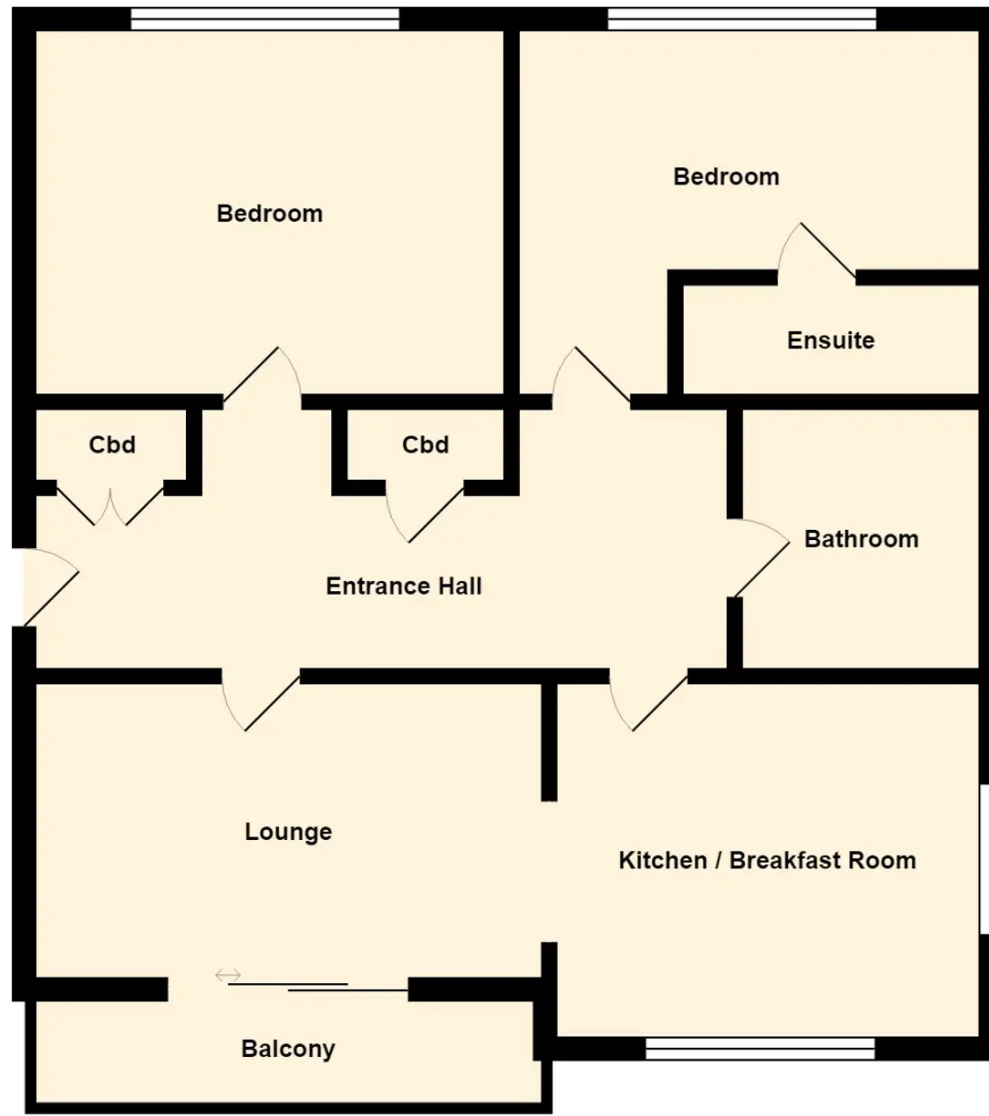
### **Balcony**

With superb sea views. Approached via double glazed patio doors from the lounge, wooden decking, glass balustrade.

### **Garage**

Single Garage

Own Garage to rear plus further parking for 2/3 cars.





## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

<http://www.dedmangray.co.uk>

