

**DEDMAN
GRAY**

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1 Murray House Eastern Esplanade, Southend-On-Sea
Share of Freehold

Offers in excess of
£420,000



Stunning 2-bed ground floor flat in sought-after location. En suite shower room, spacious lounge, kitchen/diner, balcony with superb views. Share of freehold, own garage, parking for 2-3 cars. Breathtaking sea views from wooden decking. Secure storage and parking at rear. 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.

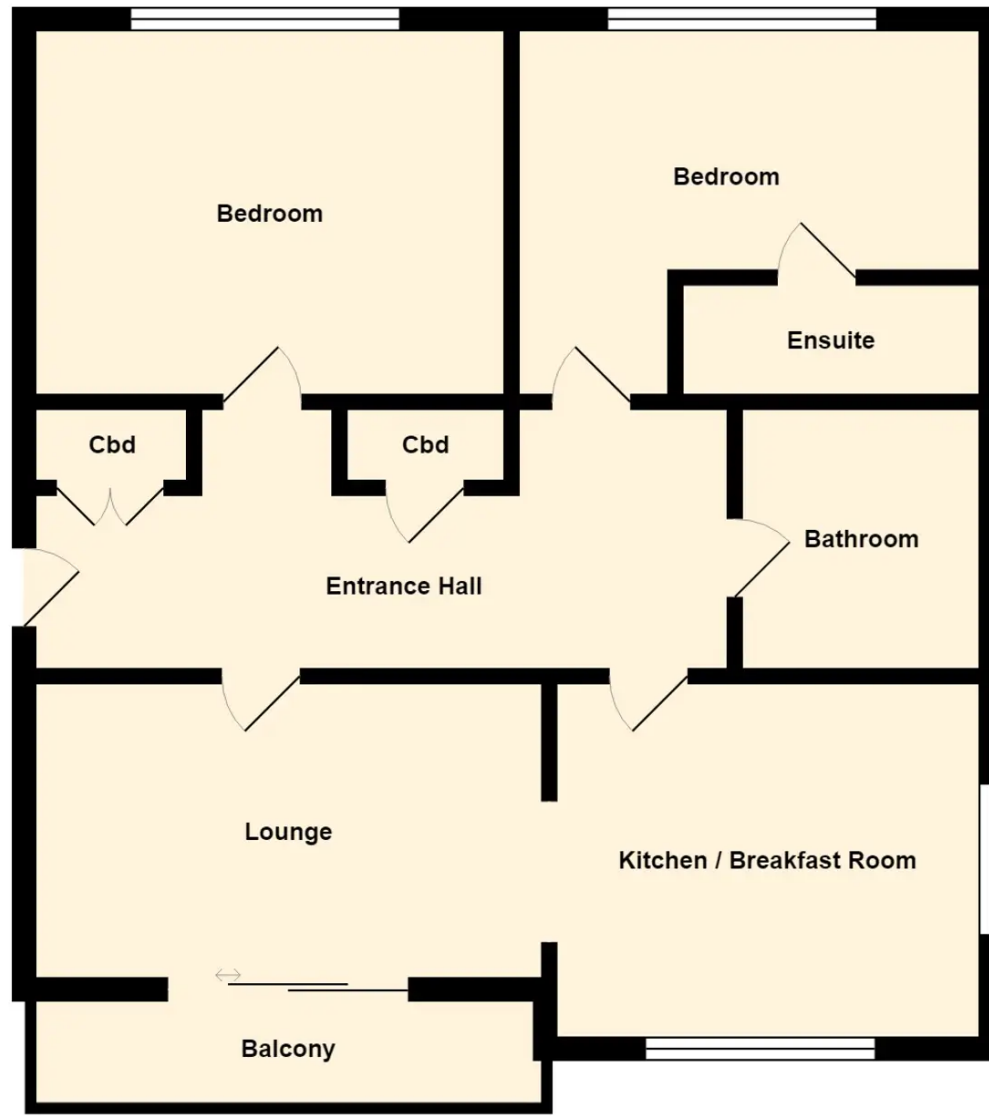
Balcony

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.





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