



**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

54-58 Barnstaple Road, Southend-On-Sea

In Excess of £290,000



Stylish 2-bed 1st floor apartment with spacious lounge/diner, fitted kitchen, en-suite and additional bathroom. Excellent transport links, off-street parking, entry system, close to amenities. No onward chain. Modern, convenient and desirable. Don't miss out, arrange a viewing today!

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 2 Bedroom 1st floor apartment
- Lounge/diner
- Fitted kitchen
- Master bedroom with en-suite
- Bathroom
- Close to station
- Off street parking to rear
- Entry system
- Close to Thorpe Bay Broadway

### Communal Entrance

Communal entrance door with entry phone system and stairs leading to the first floor with further hardwood entrance door to:

### Entrance Hall

Wooden flooring, smooth plastered ceiling with downlighters, one radiator and doors to

### Bathroom

6' 7" x 5' 2" (2.01m x 1.57m)

Comprises of a panelled bath with mixer taps and shower attachment, low flush WC, vanity wash hand basin with mixer taps, tiled floor, heated towel rail, smooth plastered ceiling with down lighters and extractor fan.

### Master Bedroom

13' 7" x 10' 3" (4.14m x 3.12m)

Double glazed windows to rear, one double radiator, smooth plastered ceiling with downlighters and door to:

### En Suite Shower

5' 2" x 4' 8" (1.57m x 1.42m)

Shower cubicle, wash hand basin with mixer taps, low flush WC, tiled floor, heated towel rail, smooth plastered ceiling with downlighters and extractor fan.

### Bedroom 2

10' 4" x 10' 3" (3.15m x 3.12m)

Double glazed window to the front, one radiator, smooth plastered ceiling with downlighters.

### Kitchen

10' 7" x 6' 5" (3.23m x 1.96m)

A range of base and eye level units with a stainless steel sink unit with mixer taps inset to worktop, 4 ring gas hob with extractor fan above and oven below, integrated fridge/freezer and washing machine, built in wine rack, tiled floor, smooth plastered ceiling with down lighters.

### Lounge/Diner

22' 7" x 11' 1" (6.88m x 3.38m)

Double glazed window to side and open windows to front, one radiator, wooden flooring, smooth plastered ceiling with downlighters





## ALLOCATED PARKING

1 Parking Space

There is a carport to side offering off street parking for one vehicle.





## Dedman Gray

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