

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Chancellor Road, Southend-on-Sea, SS1 2AS



£90,000

Situated in the heart of Southend on Sea only a stone's throw away from the seafront is this two bedroom split level ground/first floor apartment. Within easy reach of Southend Central mainline railway station to London, Fenchurch Street.

Offered with no onward chain. Our Ref: 19367.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

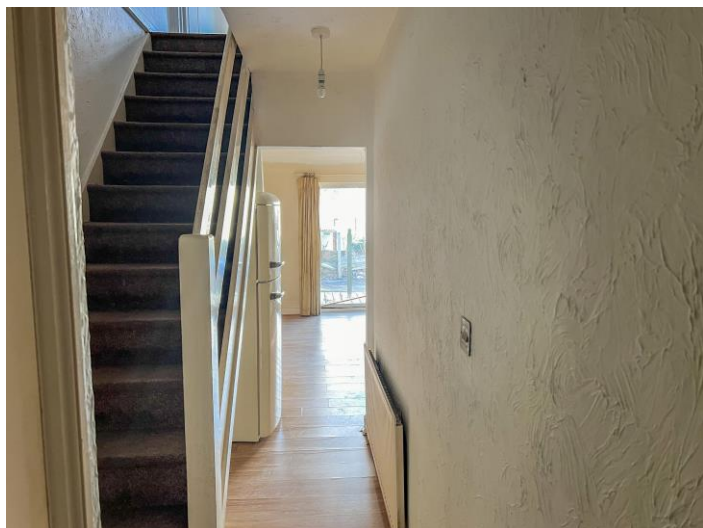
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Entrance via entrance door to entrance hall.

### ENTRANCE HALL

Wood effect flooring. Ceiling with downlights.



### LOUNGE/KITCHEN/DINER 17' 6" x 11' 10" (5.33m x 3.61m)

Window to side aspect. Patio doors providing access to rear garden. A range of base and eye level units incorporating work surface with inset sink drainer unit. Space and plumbing for appliances. Wall mounted combination boiler. Radiators. Wood effect flooring.



### FIRST FLOOR LANDING

### BEDROOM ONE 11' 11" x 9' 2" (3.63m x 2.79m)

Window to rear aspect. Ceiling with spotlights. Radiator.



**BEDROOM TWO 8' 5" x 5' 7" (2.57m x 1.7m)**

Window to side aspect. Ceiling with spotlights.  
Radiator.



**BATHROOM**

Obscure window to side aspect. A three piece suite comprising bath, pedestal wash hand basin and close coupled wc. Tiled walls. Radiator.



**EXTERIOR.**

A low maintenance **REAR GARDEN.**

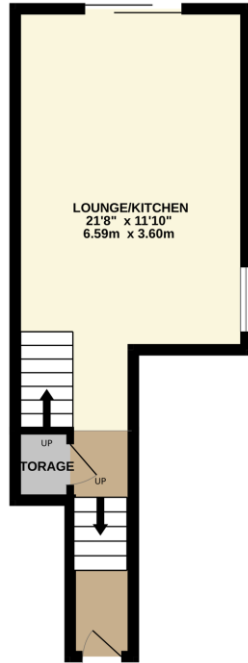


**Agents Note:**

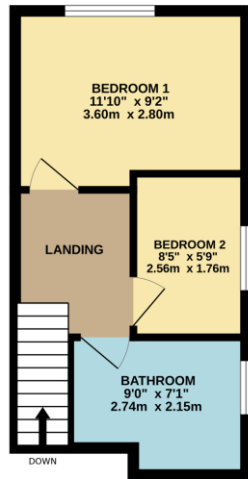
*Lease with approximately 65 years remaining (to be confirmed)*

*Further details to be provided.*

GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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