



**DEDMAN  
GRAY**

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**FREEHOLD INVESTMENT OPPORTUNITY – INCLUDES 4 APARTMENTS**

**Imperial Lodge, 26 Clifftown Parade, Southend on Sea**

**Asking Price: £1.3m Freehold – Producing approx £45,000 per annum**

**£1.3m  
Freehold**



Standing in one of the most sought after locations within the conservation area is this impressive property being offered on to the open market as a **FREEHOLD INVESTMENT OPPORTUNITY**.

This superb residential investment with its picturesque settings is within the Southend conservation area offers four apartments offering clifftop and panoramic sea views.

Each of the apartments vary between 1 or 2 bedrooms, with long terms tenants. Located close to Southend High Street with its array of shops, restaurants, bars and Southend Central mainline railway station are all within access as well as Southend's International Airport.

#### **INCOME**

Three of the apartments are let with the ground floor studio currently vacant and being offered on the market to rent. The combined potential income for the apartments when all let, including the garages, is approximately £40,000 plus a further £4,250 for the five garages.

- Superb investment opportunity
- Sought after conservation area
- 5 garages in a block to the rear
- All apartments are tenanted
- G/F Studio with potential to extend (STP)
- Excellent garage and parking facilities
- Large balconies to upper floor apartments
- Idyllic seafront location

**Apartment 1 - G/Floor - 2 Bed - 871 sq.ft.**

Lounge 16'1 x 13'1

Dining Room 17'7 x 11'9

Kitchen 11'8 x 11'7

Bedroom 1 13'11 x 12'4

Bedroom 2 9'8 x 6'2

**Apartment 2 - F/Floor - 1 Bed - 721 sq.ft.**

Lounge 16'6 x 14'3

Kitchen 12'8 x 8'

Dining Room 12' x 6'11

Bathroom

**Apartment 3 - Top Flr - 2 Bed - 828 sq.ft.**

Lounge 21'2 x 13'2

Kitchen 12'1 x 12'

Bedroom 14'10 x 13'2

Bathroom

**Apartment 4 - G/Floor - Studio - 269 sq.ft.**

Lounge/Bedroom 15'7 x 9'8

Kitchen 7'7 x 5'3

Bathroom





## **Communal Garden**

Fabulous communal gardens.

## **Garages**

Parking Spaces

To the rear of the building there are 5 garages that are all currently rented out.

The plot includes extensive front and rear gardens with private driveway leading to a terrace of 5 lock-up garages, which are all individually let on annual licences.

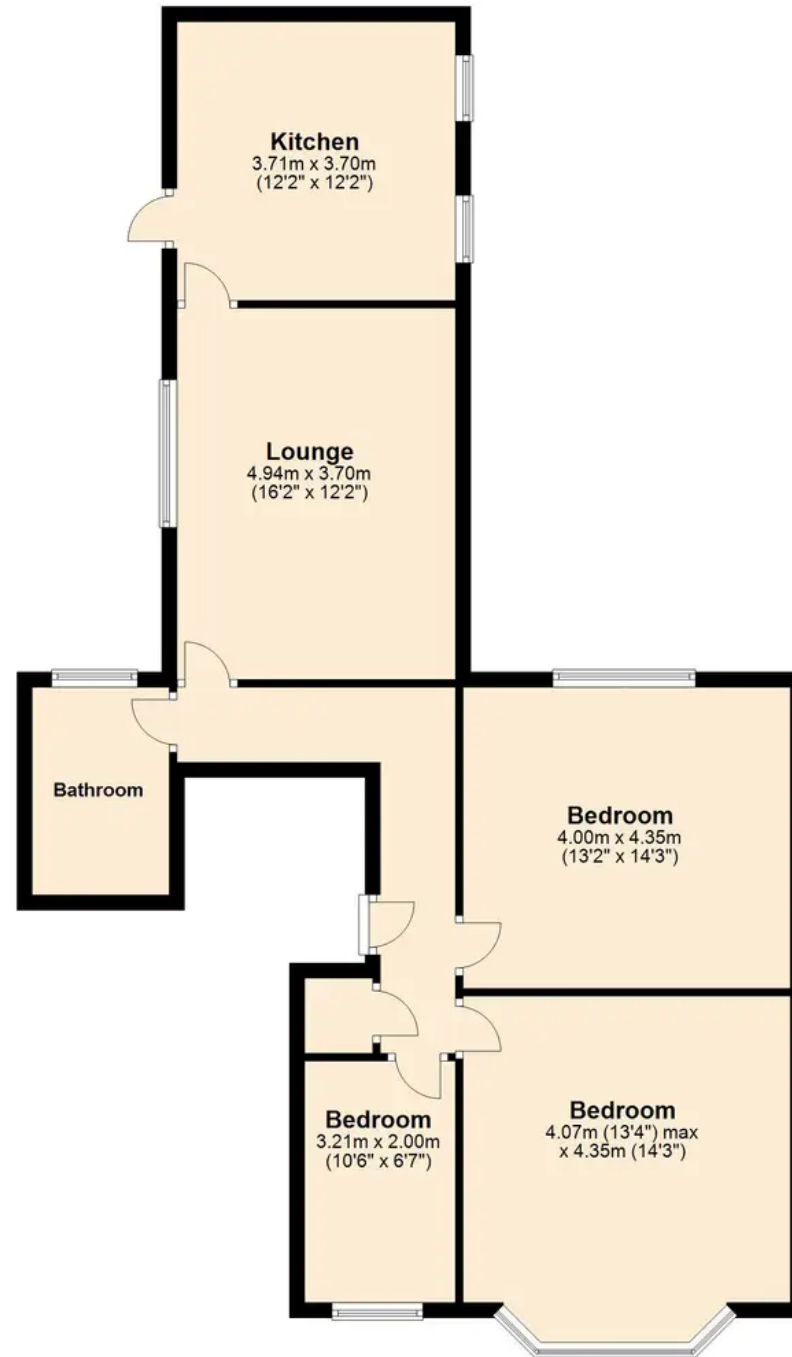
## **Summary**

This freehold property allows the opportunity of a potential rear extension and re-configuration which would provide an uplift in the capital value of this asset and rental income (subject to the necessary planning consent required).

- This investment has been in the same family ownership for over 30-years and has never been offered on the market for sale.
- This building provides wonderful character properties within this prime location overlooking the Thames estuary
- An ideal investment for a purchaser looking for a long term hold with strong future appreciation
- Rare opportunity to acquire an entire freehold in this location (without individual flats having been sold off beforehand)



## Ground Floor



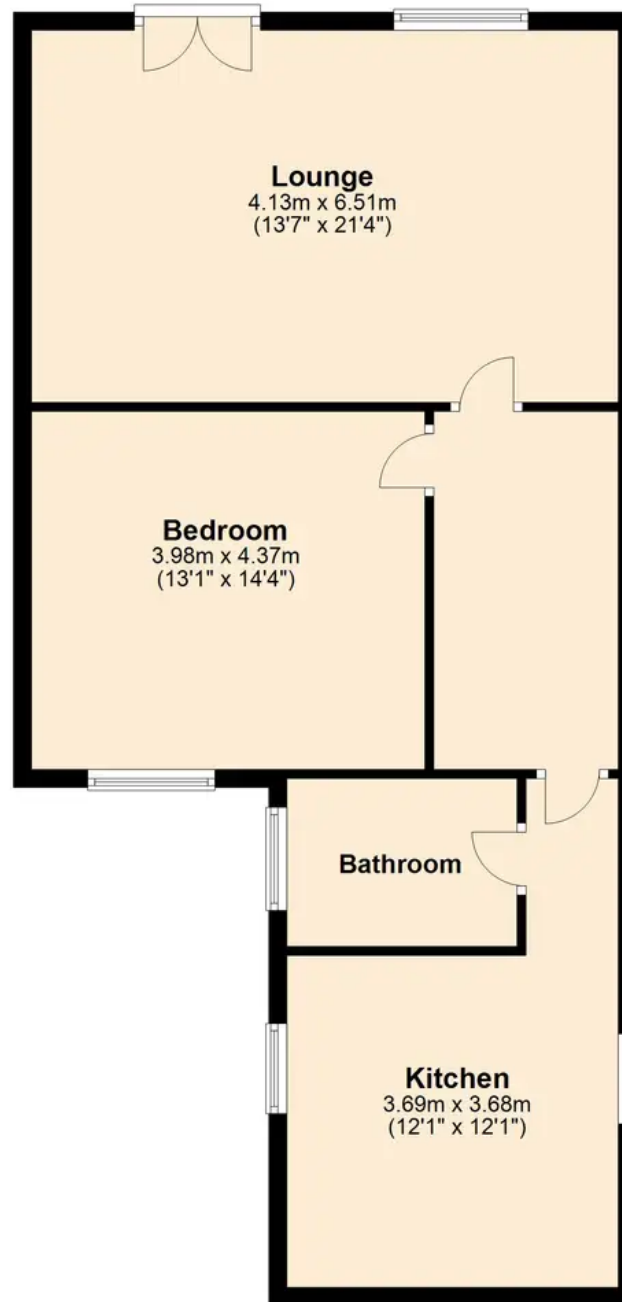
Flat 1 Imperial lodge, 26 Clifftown Parade, Southend on Sea

## First Floor



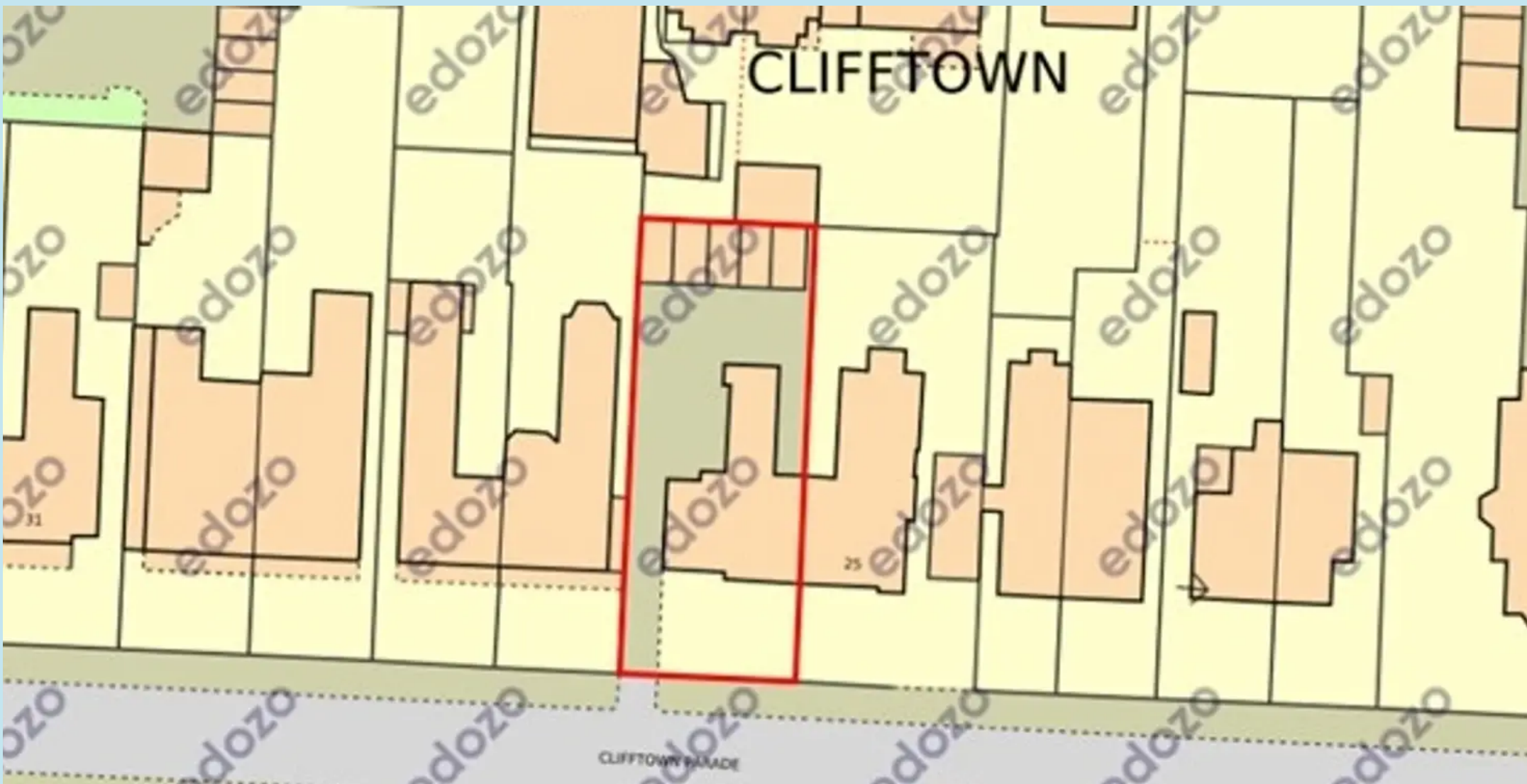
Flat 2 Imperial lodge, 26 Clifftown Parade, Southend on Sea

## Second Floor



Flat 3 Imperial Lodge, 26 Clifftown Parade, Southend on Sea





## Dedman Gray

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