

**DEDMAN
GRAY**

www.dedmangray.co.uk

Ground Floor Flat, Ash Villa, Beach Road, Southend-On-Sea

£190,000 Share of Freehold



Charming coastal flat with 2 bedrooms, modern kitchen & bathroom. Double glazing, share of freehold. Near the beach, offered chain-free. Courtyard garden for private outdoor relaxation, peaceful outdoor retreat ideal for coastal living. Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Ground floor flat
- Two bedrooms
- Modern kitchen
- Modern bathroom
- Double glazed
- Ideal first time buyer or investor
- Short walking distance to beach and seafront
- Share of freehold
- No onward chain
- Own courtyard garden

Entrance

Hardwood entrance door to:

Communal Hallway

Further personal door into:

Lounge

13' 9" x 11' 0" (4.19m x 3.35m)

Double glazed bay window to front, wood effect laminate flooring, radiator, ornate cast iron fire surround, coving to smooth plastered ceiling. Square arch leading to:

Kitchen

8' 10" x 4' 9" (2.69m x 1.45m)

Fitted with modern high gloss units to base and eye level with roll edge work surfaces, inset single bowl sink unit with mixer tap, built in electric oven with ceramic hob and stainless steel extractor canopy over, plumbing for washing machine partly tiled walls, smooth finish to ceiling with recessed spotlights.

Bedroom 1

10' 6" x 10' 2" (3.20m x 3.10m)

Double glazed window to rear, radiator, fitted carpet, cupboard housing combination boiler, smooth plastered ceiling.

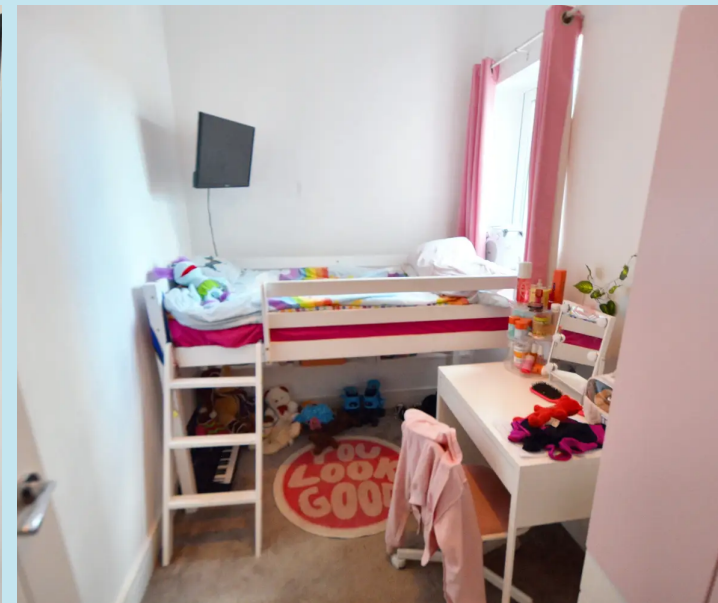
Bedroom 2

8' 9" x 6' 1" (2.67m x 1.85m)

Double glazed window to rear, radiator, fitted carpet, smooth plastered ceiling.

Bathroom

Comprising panelled bath with mixer tap with shower unit over and glass shower door, vanity unit with inset wash hand basin with mixer tap and low level wc, tiled floor, part tiled walls, chrome ladder style radiator, opaque double glazed window to side, smooth finish to ceiling with recessed spotlights.





REAR GARDEN

Courtyard style rear garden with brick boundary wall.

Ground Floor





Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

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

