

**DEDMAN
GRAY**

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135
WATERSIDE

Flat 22, Waterside, 135 Eastern Esplanade

Southend-On-Sea

£340,000



Prime seafront upper first-floor apartment with breathtaking views and share of freehold. 2-bed with modern kitchen, master en suite, second bedroom with modern bathroom. Secure parking on-site for residents and guests. Perfect coastal living with modern comforts and stunning scenery.

Council Tax band: G

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Upper first floor apartment
- Two bedrooms
- Spacious modern fitted kitchen/breakfast room
- En Suite to master bedroom
- Garage and carport
- Modern bathroom
- Seafront location
- Share of freehold
- Superb sea views
- Short walk to Southchurch Park

Entrance Hall

Approached via solid wood front door with inset obscure glazed panels. Doors lead to kitchen and the living room. Cupboard housing gas meter and electricity fuse box. Wall-mounted digital thermostat housing. Large storage cupboard. Telephone intercom to ground floor enables secure guest access.

Kitchen/Breakfast Room

10' 7" x 10' 5" (3.23m x 3.18m)

Large window to rear. Fitted with a range of modern and contemporary base and eye level cabinets with soft close, plus rolled edge working surface. Inset stainless steel one and a half bowl sink with mixer tap and drainer unit. Four burner gas hob with extractor hood above. Integrated appliances include a fan-assisted pyrolytic wall oven, a convection microwave and a 'Smeg' dishwasher. Cupboard houses near new Worcester--Bosch combination boiler. Space and plumbing for washing machine. Space for fridge/freezer. Fully tiled splashbacks. Fully tiled floor. Radiator.

Lounge

21' 1" x 15' 2" (6.43m x 4.62m)

Full height picture UPVC double glazed window units to front affording glorious views across the Thames Estuary and pier. Two radiators. Part laminated flooring. Coved cornice to ceiling. Television aerial point.

Inner Hall

Doors to bedrooms and bathroom.

Master Bedroom

14' 6" x 10' 9" (4.42m x 3.28m)

Large uPVC double glazed tilt and turn windows to front, radiator, telephone point, sliding barn style doors gives access to:

En Suite Shower

The en-suite is fitted with a modern and contemporary three-piece suite comprising concealed flush WC, wash basin with mixer tap and large corner shower cubicle with rainfall shower and separate hand-shower head with mixer taps. Extractor fan. Fully tiled walls and wood effect tiled floor. Vanity mirror cupboard. Under basin storage cabinet.



**Bedroom 2**

11' 2" x 10' 9" (3.40m x 3.28m)

Large picture window to rearm, radiator, coved cornice to ceiling with feature ceiling rose.

Bathroom

Family Bathroom Bathroom is fitted with a modern and contemporary three-piece suite comprising concealed flush WC, wash basin with mixer tap and storage cabinet underneath. Shower Bath unit with rainfall shower and separate hand-shower head with mixer taps. Vanity mirror cupboard. Contemporary heated towel rail. Wood effect tiled flooring. Fully tiled walls. Coved cornice to ceiling. Extractor fan.

Garage

Single Garage

Parking To the rear of the property is a secure residents car park with barrier arm. Additionally this property benefits from its own single garage with covered car port in front providing private parking for two vehicles. Visitor parking is managed via a permit-based system.





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