

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Highbanks, 155 Southchurch Avenue, Southend-on-Sea, SS1 2HZ



**GUIDE PRICE £225,000 - £250,000**

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this fantastic, modern 10th floor two double bedroom apartment, with glorious views towards the Thames Estuary and the Kent coastline beyond. Within short walking distance of Southend City Centre, seafront and Southend East railway station, for links to London via Fenchurch Street, this property would make an ideal FIRST TIME BUY or BUY TO LET investment, benefitting from having an open plan kitchen/family room measuring 21' 7"; bedroom one with ensuite; two allocated parking spaces and is served by two lifts. EPC rating - D. Our ref: 15931

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Highbanks, 155 Southchurch Ave., Southend-on-Sea, SS1 2HZ

Accommodation comprises:

Entrance via secure entry system to communal hallway. Two lifts and stairs to all floors. Personal entry door to:



## HALLWAY

Skimmed ceiling. Built in storage cupboard housing fresh air pump and hot water cylinder. Wooden flooring with underfloor heating. Doors to:

## KITCHEN/FAMILY ROOM 21' 7" x 14' 7" reducing to 12' 2" (6.58m x 4.44m > 3.71m)

Skimmed ceiling. Two uPVC double glazed windows, with fitted blinds, to side aspect. Range of modern base and eye level units with quartz working surfaces and matching upstands. Inset stainless steel sink with brushed steel jet spray mixer tap, soap dispenser and hot and cold tap. Integrated fridge and freezer. Inset 4 ring electric hob with extractor hood over and stainless steel splashback. Built in electric oven. Integrated washing machine. Fresh air vents to ceiling. Wooden flooring with underfloor heating.



## BEDROOM ONE 14' 10" x 12' 3" (4.52m x 3.73m)

Skimmed ceiling. Two uPVC double glazed windows, with fitted blinds, to side aspect. Built in mirrored wardrobe. Wall mounted electric heater. Fresh air vent to ceiling. Door to:



**ENSUITE 7' 2" x 7' 2" (2.18m x 2.18m)**

Skimmed ceiling with spotlight insets. Three piece white suite comprising enclosed w/c, wall mounted hand wash basin with chrome mixer tap and double walk in shower cubicle with overhead rainmaker shower head and wall mounted detachable jet body spray. Fresh air vent. Part tiled walls. Tiled floor.



**OUTSIDE OF PROPERTY:**

Communal grounds. Secure gated underground car park with two allocated parking spaces.



**BEDROOM TWO 11' 3" x 10' 9" (3.43m x 3.28m)**

Skimmed ceiling. UPVC double glazed window, with fitted blind to remain, to side aspect. Electric wall mounted heater. Fresh air vent.

**BATHROOM**

Skimmed ceiling with spotlight insets. Three piece suite comprising enclosed w/c, wall mounted hand wash basin with chrome mixer tap and double ended bath with chrome shower mixer tap and feature LED lighting. Chrome heated towel rail. Part tiled walls.



**Agent's Note:**

**Lease length approx. 118 years**  
**Ground rent - £350 per annum**  
**Service charge - £1,632**



**Disclaimer**

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.