



G R  
GILBERT  
& ROSE  
FOR SALE

195b York Road





195b York Road  
Southend-On-Sea  
Essex  
SS1 2RU

Guide price £200,000



Guide Price £200,000 - £210,000

This large first floor flat provides spacious living with high ceilings, bay windows and original features throughout with three great sized bedrooms, a modern open planned kitchen and living room, off street parking for one vehicle and it's own private section of the rear garden. This fantastic purchase also offers a unique opportunity to own the freehold of the building. Location wise, this property is situated close to excellent local amenities from shops and restaurants, a 5 minute walk from the seafront where you can enjoy long walks all year round as well as the beautiful estuary views and only a 10 minute walk from Southend East train station where you can catch the train to London via the C2C line in under an hour.



**Entrance**  
Door into communal hall with stairs leading to first floor flat.

**Landing**  
Pendant lighting, built in ceiling storage cupboards, built in storage cupboard, radiator, carpet flooring, doors to:

**Open Plan Kitchen/Living Room**  
18'82 x 15'26 (5.49m x 4.57m)

**Kitchen Area**  
A range of wall and base level units with roll top worksurfaces above incorporating one and half ceramic sink and drainer unit, integrated Neff oven with hob and extractor unit above, space for fridge freezer, space for washing machine, cupboard housing boiler, tiled splashback, double glazed window to front, coved cornice to smooth ceiling with pendant lighting, tiled flooring.

**Living Room**  
Large double glazed bay window to front, coved cornice to smooth ceiling with pendant lighting, open feature fireplace, radiator, carpeted flooring.

**Bedroom One**  
12'52 x 11'89 (3.66m x 3.35m)  
Double glazed window to rear, coved cornice to ceiling with ceiling light, built in wardrobes, radiator, hardwood laminated flooring.



**Bedroom Two**  
11'68 x 11'00 (3.35m x 3.35m)  
Double glazed window to rear, smooth ceiling with pendant lighting, feature fireplace, radiator, carpeted flooring.

**Bedroom Three**  
8'60 x 8'10 (2.44m x 2.69m)  
Double glazed window to side, smooth ceiling with pendant lighting, radiator, laminated wood flooring.

**Bathroom**  
8'11 x 7'65 (2.72m x 2.13m)  
Three piece suite comprising of panelled bath with shower attached above, pedestal wash hand basin, low level w/c, fitted mirrored cabinet, two obscure double glazed windows to side, smooth ceiling with ceiling light, partially tiled walls, radiator, vinyl flooring.

**Rear Garden**  
Shared access into private section of rear garden, mainly shingled, decked patio area with space for table and chairs.

**Front Garden**  
Block paved driveway with off street parking for one vehicle.