

Est. 1995

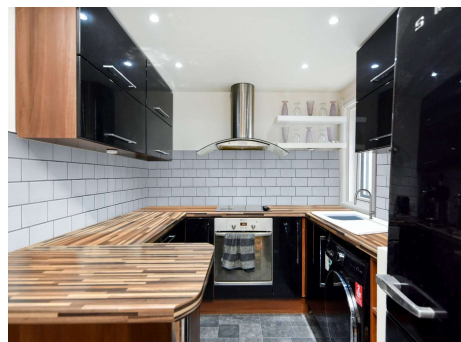
# HUNT ROCHE

*The Estate Agent*



**Asking Price: £285,000**

92a Alexandra Road, CLIFFTOWN CONSERVATION AREA, Southend On Sea, Essex, SS1 1HB



Nestled in the highly desirable Southend Conservation Area, this characterful home is ideally situated near the Cliffs, beach, and just a short distance from Southend Town Centre and the mainline railway station. This delightful two-bedroom ground-floor apartment features its own private rear garden along with off-street parking. There is an additional opportunity to purchase both the ground and first-floor apartments, allowing for conversion into a single dwelling or accommodating multigenerational living while still maintaining separate living areas.



#### Overview:

A Victorian GROUND FLOOR APARTMENT is situated in the heart of Clifftown Conservation area, only a short stroll to the beautiful Cliff Gardens and seafront.

The property offers TWO BEDROOMS with the advantage of a Courtyard rear garden and Off Road Parking. The period style property offers a wealth of original charm and character.

Located within a desirable tree lined road within easy reach of Southend Central Train Station and bus links. There are popular shops and eateries by, whilst the picturesque seafront boasts inspiring views and further amenities. Also within the area, you will find well-regarded schools and excellent grammar schools.

***Please be advised that there is the option of purchasing both the Ground and the First Floor (also arranged as a TWO bedroom apartment) of the building - ideal for multigenerational purposes or to convert into a two storey dwelling.***

- Spacious Two Bedroom GROUND FLOOR Apartment – Offering deceptively spacious accommodation
- Open-Plan Living & Kitchen area
- Stylish and contemporary shower room with updated fixtures.
- Low maintenance Courtyard style private rear Garden accessed from the Living/Kitchen area
- A convenient parking space directly in front of the property
- Set in the highly desirable Clifftown Conservation area, known for its charm and heritage.

TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Entrance via:** Recessed entrance porch providing access via into;

**Communal Entrance Hallway:**

Stairs lead to upper apartment. Black panelled door inset with obscure glazed inserts leading to;

**Reception Hallway:** 12'9" x 4'9" (3.89m x 1.45m) Laminate wood effect flooring. Panelled doors to Bedrooms and open plan Living Room/Kitchen. Wall mounted security entry phone handset. Feature coloured obscure 'borrowed light' windows to Front Bedroom. Attractive cornice to smooth plastered ceiling inset with recessed lighting.

**Bedroom One:** 15'2" (4.62) (into bay) x 13'7" (4.14) (reducing to 9'6" (2.9)) Original sash bay window to front aspect inset with made to measure fitted shutter blinds to the lower section. Attractive original style cast iron fireplace with wooden surround with mantle over with original tiled backplate. Upright flat panelled radiator. Built in shelf with drawer stack under. 'Over head' wall mounted storage cupboards. Attractive cornice to smooth plastered ceiling inset with ceiling rose and further recessed lighting.

**Bedroom Two:** 11'9" x 11'7" (3.58m x 3.53m) Double glazed door leading to rear Garden with matching side panels. Laminate wood effect flooring. Original wrought iron fireplace with mantle over. Built in floor to ceiling three door wardrobe. Upright column radiator. Smooth plastered ceiling inset with recessed lighting.

**Open Plan Living Room / Kitchen:** Overall measurement (max) 24'8" (7.52) x 11'8" (3.56)  
The area offers two defined areas.

**Living Room area:** 17'6" (max) x 11'8" (5.33m (max) x 3.56m) Pair of double glazed French doors to side providing access to the rear garden. Wood effect lino flooring. Pair of doors to small recessed cupboard housing utility meters. Pair of upright flat panelled radiator. Part glazed door to Inner Lobby area. Cornice to smooth plastered ceiling with inset with recessed lighting. Open access by way of a breakfast bar seating area to;

**Kitchen: 7'11" x 7'1" (2.41m x 2.16m)** Double glazed window to side aspect. The kitchen is fitted with a range of eye and base level units to three aspects with wood effect working surfaces extending to provide a breakfast bar seating area. Ceramic single drainer sink unit with mixer tap over. Built in electric oven with four ring electric hob over with and curved style stainless steel extractor canopy over. Space for upright fridge/freezer. Under counter recess for washing machine (Agents Note; the space was created for an integrated washing machine and the seller has the original cabinet door and original kick plate plinth for replacement if required). Smooth plastered ceiling inset with recessed lighting.

**Rear Lobby: 7'2" x 3'5" (2.18m x 1.04m)** Attractive floor tiling. Feature mirror tiled wall. Smooth plastered ceiling. Part obscure glazed door to;

**Shower Room: 11'10" (max) x 7'7" (3.6m (max) x 2.3m)** Pair of double glazed obscure windows to rear aspect. The modern suite comprises a 'walk in' fully tiled shower enclosure with wall mounted shower unit with fitted shower screen, concealed cistern dual flush WC and attractive counter top circular vanity wash hand basin with mixer tap over and drawers stack under. Ladder style heated towel rail. Attractive floor tiling. Pair of doors to a cupboard housing wall mounted 'Valliant' boiler. Smooth plastered ceiling inset with recessed lighting.

**Frontage:** There is a driveway to the front of the property providing off road parking for one vehicle.

**To the Outside of the Property: 18'8" x 16'10" (5.7m x 5.13m)** The rear Courtyard Garden area is approached the Living Room area with an attractive tiled pathway leading to the rear. Fencing to boundaries. External lighting and water tap. Timber framed Summer House (to remain)

**Tenure: Leasehold**

The Agent has been advised by the seller that a new lease will be issued on completion - 125 years. No ground rent.

**Agent Note:**

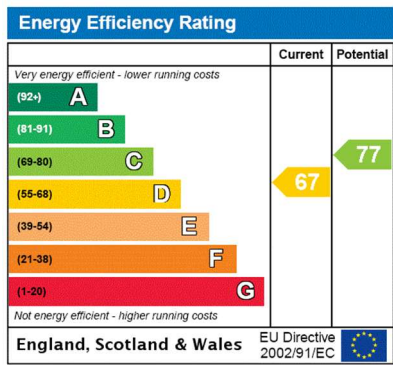
- We have been informed by the vendor that there was a previous subsidence claim, which has since been resolved and completed. The issue was related to trees on the street, and the Council now prunes them every 3-5 years as part of ongoing maintenance.
- We have been advised that the roof was replaced on whole of rear in September 2021

**Council Tax Band B**

**PRELIMINARY DETAILS – AWAITING VERIFICATION**







**THE PROPERTY MISDESCRIPTIONS ACT 1991** 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. 1/7/2025