

Est. 1995

HUNT ROCHE

The Estate Agent



Guide Price: £225,000 - £235,000

22a Lifstan Way, Southend-on-Sea, Essex, SS1 2YA



Located just yards from the beachfront and Southchurch Park, this wonderfully presented first-floor apartment boasts allocated parking to the rear. The home has been upgraded throughout and features a beautifully fitted kitchen with granite work surfaces and access to a Balcony. The Living Room benefits from a large bay window offering lovely views, with a feature fireplace forming the focal point of the room. The bedroom is fitted with a range of wardrobes, and the bathroom includes a stunning claw-foot freestanding bath. Viewing advised!



- Prime location near Southchurch Park and the seafront
- First-floor flat with sea glimpses from the balcony
- Fully upgraded throughout with bright and airy décor
- Stunning integrated Kitchen with granite work surfaces and balcony access
- Spacious living room with bay window offering park and Thames Estuary views and stunning contemporary fireplace with Polychromatic flames
- Double bedroom with fitted wardrobes
- Three piece bathroom suite featuring a claw-foot freestanding bath
- Period features including high ceiling, cornice and ceiling mouldings together with picture rails
- Loft space
- UPVC double glazed and gas central heating
- Completely re-wired for peace of mind
- Allocated parking space to the rear of the property
- Easy access to Southend East Station (C2C) – direct to Fenchurch Street
- Renewed lease of 99 years with Ground Rent £50 per annum



Overview: *A Stylish Coastal Retreat – Perfect for First-Time Buyers or Downsizers*

Situated in a highly sought-after location just moments from Southchurch Park and the seafront, this beautifully upgraded first-floor apartment offers a perfect blend of modern comfort and seaside charm.

The property features a bright and airy interior, including a stunning Kitchen / Breakfast Room with granite worktops and direct access to a private balcony enjoying sea glimpses – ideal for morning coffee or evening relaxation.

Benefiting from a full rewire (approx 3 years ago) this home is ready to move straight into. The spacious living area is enhanced by tasteful décor and natural light, while the bedroom comes complete with fitted wardrobes. The bathroom includes a characterful claw-foot freestanding bath, adding a touch of luxury.

Additional features include an allocated parking space to the rear and convenient access to Southend East Station (C2C line) for direct routes into Central London.

Internal viewing is highly recommended to fully appreciate what this fantastic home has to offer.

Entrance via: uPVC double glazed entrance door to recently upgraded Communal Entrance Hall. Personal hardwood door provides access to;

Lobby: Karndean flooring. Stairs rising to first floor accommodation.

Landing: 16'4" (max) x 5'11" (4.98m (max) x 1.8m) Spindle balustrade. Dado rail. Wall light points. Access to all rooms. Pair of doors to storage cupboard. Smooth plastered ceiling. Access to loft space.



Living Room: 13'10" (4.22) (into bay) x 12'5" (3.78) (max)
uPVC double glazed bay window to front aspect providing views towards Southchurch Park and Beachfront and the Thames Estuary. The focal part of the room is a beautiful recessed contemporary flame effect fireplace with brightness and colour choice flames with crystal accents. Radiator. Picture rail. Cornice to smooth plastered ceiling inset with ceiling rose.

Kitchen: 11'2" (max) x 6'8" (3.4m (max) x 2.03m) Pair of uPVC double glazed windows to front aspect inset with uPVC double glazed door opening to a railed enclosed balcony. The recently installed kitchen comprises a range of high gloss eye and base level units with 'sparkle' effect granite work surfaces over insert with stainless steel sink unit with mixer tap over and grooved drainer. Built in electric 'John Lewis' oven with 'AEG' four ring induction hob over with concealed extractor canopy inset with lighting. Integrated upright fridge/freezer. Under counter concealed 'John Lewis' washing machine. Granite topped breakfast bar seating area to one aspect inset with wine rack under. Karndean flooring. Attractive 'London Brick' style splash backs. Smooth plastered ceiling.

Dual aspect Bathroom: 8'6" x 6'10" (2.6m x 2.08m) Obscure uPVC double glazed windows to side and rear aspects. The three piece suite comprises freestanding 'claw foot' bath with mixer tap over with shower attachment, pedestal wash hand basin and low level flush wc. Radiator. Feature wood panelling to dado height. Concealed wall mounted 'Ideal' boiler. Karndean flooring. Wood panelled ceiling inset with recessed lighting.

Bedroom: 12'4" (3.76) x 10'6" (3.2) (to front of wardrobes) uPVC double glazed window to rear aspect. Radiator. Picture rail. the bedroom is fitted with a range of part mirror fronted 'slide'a'robe wardrobes to one aspect. Cornice to smooth plastered ceiling inset with ceiling rose.

Parking; Allocated parking space located at the rear of the property, with access to the parking area via Shaftesbury Avenue.

Tenure – Leasehold

Maintenance Charge - £0

Ground Rent - £50.00 per annum

Lease Information: At the time of marketing, Hunt Roche have been advised that the lease is in the process of being extended to a **99-year term**.

Please note: All information is provided for guidance purposes only. Interested parties are advised to have their solicitor or conveyancer verify the details as part of the conveyancing process



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		

Council Tax Band A

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. 5/6/2025