

HUNT ROCHE

The Estate Agent



Asking Price: £375,000

Flat 25, Waterside, 135 Eastern Esplanade, Southend-on-Sea, Essex, SS1 2YH



**** South-Facing Sea Fronting Apartment **** Occupying an enviable seafront position on the Eastern Esplanade, this spacious upper floor apartment enjoys breathtaking panoramic views across the Thames Estuary, Southend Pier and coastline. Freshly decorated throughout and complemented by newly laid carpets, the property offers exceptionally generous accommodation including a substantial dual-aspect Living Room opening onto a private south-facing balcony, a spacious Kitchen/Breakfast Room, two double Bedrooms, a stylish Shower Room and a convenient En-Suite Cloakroom to the principal Bedroom. Further benefits include a Share of Freehold, a larger-than-average private Garage with additional Car Port parking, attractive communal residents' facilities and the advantage of No Onward Chain.



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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Agents Note:

Please note: this apartment does not benefit from lift access

- Upper floor seafront apartment with panoramic Thames Estuary views
- Private south-facing balcony accessed from the Generous size Living Room
- Two double Bedrooms
- Kitchen/Breakfast Room
- Freshly decorated with newly laid carpets in Living Room and hallways
- Share of Freehold
- Private Garage with additional covered Car Port parking
- Security access
- Residents' Lounge and Library/Reading Room
- Opposite the beach and promenade

- Walking distance to Southchurch Park, Southend Pier, cafés, restaurants and local amenities
- Offered for sale with No Onward Chain



Entrance Via:

Entrance via a well-maintained communal entrance with security Entryphone system. Staircase rising to the upper accommodation.

Third Floor Apartment: Hardwood panelled door inset with spyhole leads to;

Reception Hallway: 9'4" x 3'11" (2.84m x 1.2m) Panelled entrance door. Panelled doors to the Kitchen, Living Room, both Bedrooms, Bathroom and large walk-in storage cupboard (4'8 x 2'11) with hanging space and shelving. Additional low-level utility/storage cupboard. Radiator. Security entry phone handset providing remote access to the communal entrance. Newly laid carpet. Dado rail. Coving to textured ceiling.

Kitchen/Breakfast Room: 11'1" x 10'10" (3.38m x 3.3m) Pair of uPVC double glazed windows to the rear aspect. Fitted with a comprehensive range of matching base and eye-level cabinets complemented by rolled-edge work surfaces incorporating a single drainer sink unit with mixer tap. Space for a freestanding double oven with four ring electric hob. Under-counter space and plumbing for a washing machine, together with further appliance space for a fridge/freezer. Tiled splashbacks. Radiator. Tiled flooring. Coving to textured ceiling.

Estuary View Sitting Room: 19'8" x 15'2" (6m x 4.62m) A superb principal reception room featuring full-height uPVC double glazed picture windows and sliding patio doors opening onto the private balcony, enjoying spectacular panoramic views across the Thames Estuary, Southend Pier and coastline beyond. Panelled door leading to the Inner Hallway. Two radiators. Newly laid carpet. Dado rail. Coving to textured ceiling.

Inner Hallway: Panelled doors to Bedrooms and Bathroom. Further door to large airing cupboard measuring 6'3 x 2'11. Newly laid carpet. Dado rail. Coving to textured ceiling.

Principal Bedroom: 14'11" (4.55) > 12'1" (3.68) x 11'1" (3.38) Large uPVC double glazed window to the front aspect enjoying attractive estuary views. Comprehensive range of fitted bedroom furniture incorporating wardrobes, overhead storage, dressing table / desk and drawer stacks. Radiator. Coving to textured ceiling. Panelled door to;

Ensuite WC: 7'10" x 3'9" (2.4m x 1.14m) White suite comprising a dual flush WC and vanity wash hand basin with storage cupboard beneath and mixer tap. Half-height tiling to the walls. Radiator. Panelled door to Bedroom. Textured ceiling.

Bathroom: 7' x 6'5" (2.13m x 1.96m) Three-piece suite comprising a panel enclosed bath with wall mounted shower and glazed shower screen, pedestal wash hand basin and close coupled WC. Extensive tiling to the walls. Radiator. Extractor fan. Textured ceiling.

Bedroom Two: 11'2" x 11'1" (3.4m x 3.38m) Pair of uPVC double glazed windows to rear aspect. Radiator. Coving to textured ceiling.

Exterior / Garage & Parking: To the rear of the property is a secure residents' car park with barrier-controlled access. This property further benefits from a private covered car port leading to an adjoining garage measuring 17'3 x 11'1, providing parking for two vehicles. The garage features an up and over door, power, lighting. *Visitor parking is available via a permit-based system.*

Tenure: Share of Freehold

The previous management charge for the period 1 October 2025 to 23 March 2026 was £925.00, equating to approximately £1,941 per annum.

Please Note: These figures are provided for guidance purposes only and have been supplied by our client.

Management charges are subject to review and may vary. Prospective purchasers are advised to verify all service charge and management information with their solicitor prior to exchange of contracts.





Communal Facilities:

Residents benefit from access to a welcoming and well-maintained communal lounge overlooking the seafront, providing a comfortable space to relax, socialise or enjoy the ever-changing estuary views. The communal facilities also include a separate reading/library area with extensive book shelving and quiet seating, creating an ideal environment for reading or meeting fellow residents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D
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. 7/2/2026