



Hastings Road,  
Southend-On-Sea, Essex SS1

£175,000

\*\*\*NO ONWARD CHAIN\*\*\*

BM Property Agents are thrilled to offer onto the market this wonderful two bedroom ground floor flat in Southend which is a short walk of Southend High Street and Southend East/ Victoria mainline railway stations. The flat has its own rear garden, double glazed windows throughout, two double bedrooms, a modern kitchen and bathroom and a good size lounge.

The flat has just been redecorated throughout and new carpets fitted.

There is 125 years remaining on the lease.

Contact BM Property Agents to arrange your viewing on 01702 596027.

### Hallway

Hallway - Wallpaper to walls, radiator, new fitted carpets, under-stairs cupboard which has space for storage and the electric meter and mains fuse box are located in here.

### Lounge

14' 0" x 10' 1" (4.26m x 3.07m)

Painted walls, picture rail, double glazed window, radiator, wood coving, new fitted carpets.

### Kitchen

11' 0" x 5' 11" (3.35m x 1.80m)

Wall and floor units, black work surfaces, splash back tiles, magnolia painted to the rest of the walls, vinyl floor. Cooker and washing machine can remain. Double glazed window and door leading to rear garden.

### Bedroom One

17' 0" x 12' 0" (5.18m x 3.65m)

Double bedroom. Painted walls, picture rail, coving, radiator, double glazed bay window, original floor boards.

### Bedroom Two

12' 0" x 11' 0" (3.65m x 3.35m)

Double bedroom. Painted walls, picture rail, coving, radiator, laminate flooring, door leading to garden.

### Bathroom

White suite with shower over the bath. Mainly tiled walls, painted to the top of the walls, radiator, extractor fan, double glazed obscured windows, vinyl floor. Glow worm combi boiler.

### Garden

92'

Private rear garden which is mainline lawned. Patio area. Access to a side gate.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

BM Property Agents  
Tel: 01702 596027

797 London Road Westcliff-On-Sea Essex SS0 9SY  
info@bmpropertyagents.co.uk  
www.bmpropertyagents.co.uk