



1 Wimborne Road, Southend-On-Sea - SS2 5JG

£200,000 Leasehold

A unique ground floor apartment with private driveway, a beautiful rear garden (approx. 50ft x 30ft), and versatile living space. Low ground rent (£60/year), 152-year lease, and convenient location near amenities. A must-see property. Contact for viewing.



A Unique Ground Floor Apartment with Private Driveway & Garden

Discover a truly unique opportunity to acquire this expansive ground floor apartment, set within a bay-fronted Edwardian building. This property is a rare find, offering the highly sought-after benefits of a bungalow—including **your own private front driveway and a substantial, beautifully landscaped rear garden (approx. 50ft x 30ft)**—combined with the character of a period home.

The financials are straightforward and appealing, with a long 152-year lease, a low ground rent of £60 per year, and a reasonable service charge of £400 (approx.) per annum which includes buildings insurance.

The flat itself is both versatile and generous, featuring glorious high ceilings, **full double glazing**, and a layout that provides immense flexibility.

The accommodation comprises:

- A welcoming entrance hall with built-in storage.
- A **huge, bay-fronted lounge/diner**, a glorious and luxurious room with high ceilings.
- A spacious bedroom with **direct access to the rear garden** and featuring **a wall of fitted mirrored wardrobes**.
- A stylish and well-designed kitchen with pleasant garden views.
- A practical utility area with plumbing for a washing machine.
- A **stunning, newly renovated (2023) dual-aspect bathroom**, featuring a modern three-piece suite with a large walk-in shower and a heated towel rail.

This home is not only beautiful but also efficient, featuring a recently installed combi boiler (1 years old) and fully double glazed, contributing to low running costs.

The location is excellent, placing you within easy walking distance of the vast amenities on Southchurch Road and Southend Town Centre.

Ideal for those seeking the space of a house with the convenience of a flat, this is a home that must be seen to be fully appreciated.

Contact us today to arrange a viewing

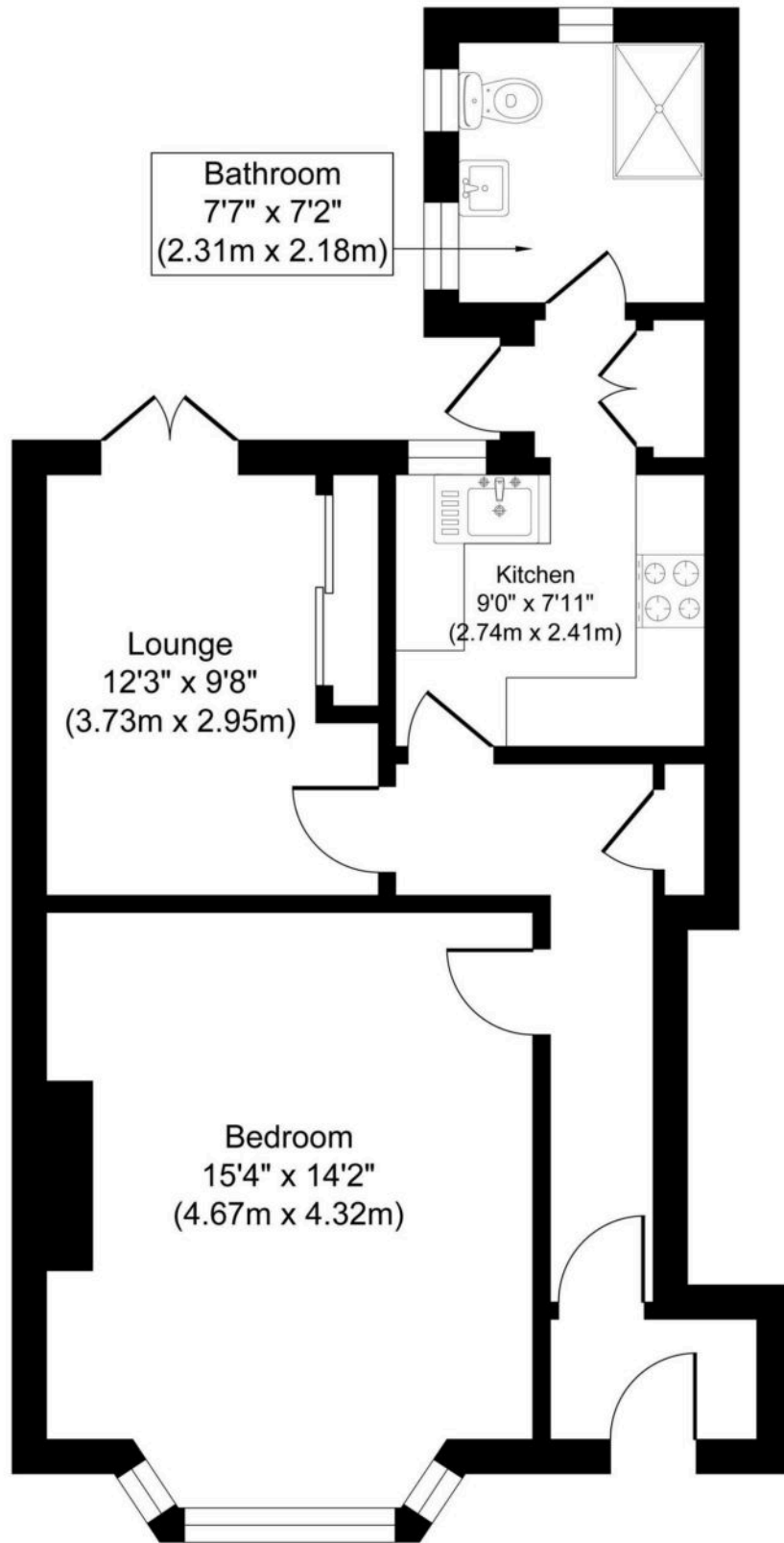
- Exclusive Private Garden & Driveway: Rarely available with a flat, this property comes with its own 50FT rear garden + private front driveway.
- Huge Bay-Fronted Lounge/Diner: A magnificent, light-filled room with high ceilings, offering a luxurious and versatile living space.
- Spacious Ground Floor Living: Combines the character of a Victorian property with the single-level, easy-access convenience of a bungalow.
- Newly Renovated Bathroom: A stunning dual-aspect room featuring a modern three-piece suite with a large walk-in shower.
- Stylish Kitchen & Separate Utility: A well-designed kitchen complemented by a practical utility room with plumbing for a washing machine.
- Direct Access to Garden: Both the kitchen and the bedroom have direct doors leading out to the private patio and garden.
- Long Lease & Manageable Costs: Benefits from a 152-year lease with a low annual ground rent (£60) and a clear service charge (£115 per annum)
- Modern Comforts in a Period Home: The property is equipped with full double glazing and a recently installed combi boiler for year-round comfort and efficiency.
- Walk-to-Everything Location: Just moments from Southchurch Road's amenities, the town centre, seafront, and mainline stations.
- Versatile & Adaptable Layout: The generous rooms can be configured to suit your needs, with the potential to switch the bedroom and lounge.

- Exclusive Private Garden & Driveway: Rarely available with a flat, this property comes with its own 50FT rear garden + private front driveway.
- Huge Bay-Fronted Lounge/Diner: A magnificent, light-filled room with high ceilings, offering a luxurious and versatile living space.
- Spacious Ground Floor Living: Combines the character of a Victorian property with the single-level, easy-access convenience of a bungalow.
- Newly Renovated Bathroom: A stunning dual-aspect room featuring a modern three-piece suite with a large walk-in shower.
- Stylish Kitchen & Separate Utility: A well-designed kitchen complemented by a practical utility room with plumbing for a washing machine.
- Direct Access to Garden: Both the kitchen and the bedroom have direct doors leading out to the private patio and garden.
- Long Lease & Manageable Costs: Benefits from a 152-year lease with a low annual ground rent (£60) and a clear service charge (£115 per annum)
- Modern Comforts in a Period Home: The property is equipped with full double glazing and a recently installed combi boiler for year-round comfort and efficiency.
- Walk-to-Everything Location: Just moments from Southchurch Road's amenities, the town centre, seafront, and mainline stations.
- Versatile & Adaptable Layout: The generous rooms can be configured to suit your needs, with the potential to switch the bedroom and lounge.









Ground Floor

Approximate Gross Internal Floor Area 619.83 sq. ft / 57.58 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

You can include any text here. The text can be modified upon generating your brochure.