



Asking Price: Offers in excess of £535,000

92a & 92b (Ground and First Floor), Alexandra Road, CLIFFTOWN CONSERVATION AREA,



HUGE OPPORTUNITY FOR INVESTMENT, CONVERSION, OR MULTIGENERATIONAL LIVING!

This impressive Victorian style property includes both a Ground and First-floor apartment, each arranged as two-bedroom units.

The Ground floor benefits from a garden, with both apartments offering their own off-road parking space each.

The dwelling could be converted into a two-storey home, creating an expansive living space, or ideal as a multigenerational living.

Overview:

This property features both a ground and first-floor apartment, each arranged as two-bedroom flats. The ground floor includes a garden, and both apartments come with their own off-road parking space. This combined dwelling could easily be converted into a two-storey home, making it ideal for multigenerational living or the potential to create a single, expansive living space.

Situated in the highly desirable Southend Conservation Area, this fantastic opportunity presents a charming two-bedroom first-floor Victorian apartment on an attractive tree-lined road. The property benefits from off-road parking at the front and is within walking distance of the seafront, transport links, and Southend Town Centre.



GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.

1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.

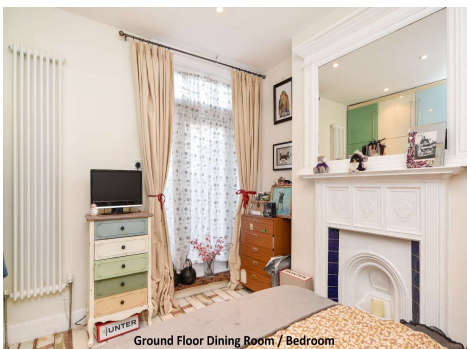
TOTAL FLOOR AREA : 1656 sq.ft. (153.9 sq.m.) approx.

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.

Made with Metropix ©2024

Entrance via: Recessed entrance porch providing access to;

Communal Entrance Hallway: Stairs lead to upper apartment. Personal entrance door to;



GROUND FLOOR APARTMENT;

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. Feature coloured obscure 'borrowed light' windows to Front Bedroom. Attractive cornice to smooth plastered ceiling.

Bedroom One: 15'2" (4.62) (4.62) (into bay) x 13'7" (4.14) (4.14) (reducing to 9'6" (2.9) (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 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) (7.52) x 11'8" (3.56) (3.56)

Living Room area: 17'6" (5.33) (max) x 11'8" (3.56) (17'6" (5.33) (max) x 11'8" (3.56)) 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" (3.6) (max) x 7'7" (2.3) (11'10" (3.6) (max) x 7'7" (2.3)) 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)

FIRST FLOOR APARTMENT

Reception Hallway: 12'9" x 4'9" (3.89m x 1.45m) Window to side aspect with built in cupboard under. Radiator. Doors to all Living Room, Kitchen, Shower Room and Main Bedroom. Smooth plastered ceiling.

Living Room: 15'4" x 12'6" (4.67m x 3.8m) Original sash bay window to front aspect. Attractive original style cast iron fireplace with marble effect surround with mantle over with original tiled backplate. Radiator. Picture rail. Cornice to smooth plastered ceiling. Door providing access to Bedroom Two.

Bedroom Two: 12'4" x 5'7" (3.76m x 1.7m) Original sash window to front aspect. Smooth plastered ceiling.

Kitchen: 12'6" x 8'7" (3.8m x 2.62m) Original Sash style window to rear aspect. The kitchen is fitted with a range of eye and base level units rolled edge working surfaces inset with a single drainer 'one-and-a-quarter' bowl unit with mixer tap over. Freestanding electric oven with four ring gas hob over (to remain) and stainless steel extractor canopy over. Recess for upright fridge/freezer. Under counter recess for washing machine. Exposed brick chimney breast inset with recessed niche under, which has been fitted with matching worktops to provide a breakfast bar seating area. Splashback tiling. Smooth plastered ceiling.

Shower Room: 8' (max) x 7'11" (2.44m (max) x 2.41m) Original sash obscure window to side aspect. The modern suite comprises a double width fully tiled shower enclosure with integrated shower unit with drencher shower head and further hand held attachment, low level WC, and vanity wash hand basin with mixer tap over and storage drawers under with splashback tiling and dual flush WC. Ladder style heated towel rail. Laminate wood effect flooring. Smooth plastered ceiling.

Main Bedroom: 14'10" (4.52) (max into bay) x 11'9" (3.58) Original sash square bay window to rear aspect. Radiator. Smooth plastered ceiling.

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

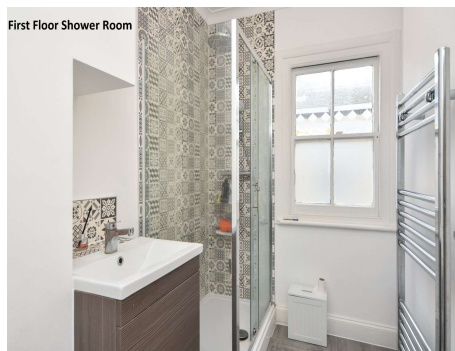
Tenure: Leasehold The Agent has been advised by the seller that a new lease will be issued on completion - 125 years. No ground rent.

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 (each flat)

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. 3/13/2025