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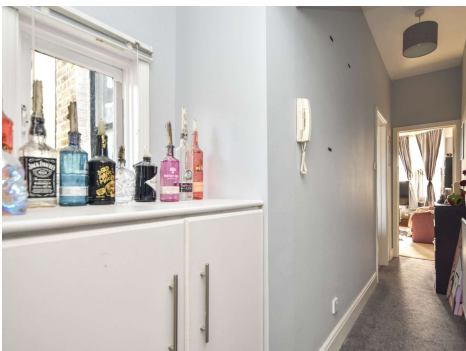
# HUNT ROCHE

*The Estate Agent*



**Asking Price: Offers in excess of £250,000**

92b Alexandra Road, CLIFFTOWN CONSERVATION AREA, Southend On Sea, Essex, SS1 1HB



Located in the highly desirable Southend Conservation Area, this is a fantastic opportunity to purchase a two-bedroom first-floor Victorian apartment. Set 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. There is also the option to purchase both the ground and first-floor apartments, both arranged as a two-bedroom apartment, offering an ideal solution for multigenerational living or the potential to convert into a two-storey dwelling.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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.  
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**AGENTS NOTE;**

*Please be advised that there is the option of purchasing both the Ground and the First Floor (arranged as a TWO bedroom apartment) of the property - ideal for multigenerational purposes or to convert into a two storey dwelling.*

- Located in the highly desirable Clifftown Conservation Area
- Charming period-style property with original character
- Two-bedroom FIRST FLOOR apartment
- Just a short stroll to the Cliff Gardens and seafront
- Close proximity to Southend Town Centre and the mainline railway station
- Situated in a sought-after Conservation Area
- Set on a picturesque tree-lined road
- Easy access to Southend Central Train Station and bus links
- Near popular local amenities, shops, and eateries
- Additional Opportunity: There is the option to purchase both the ground and first-floor apartments (arranged as a two-bedroom apartment), perfect for multigenerational living or to convert into a two-storey dwelling.

**Overview:** Located in the heart of the highly desirable Clifftown Conservation Area, this charming period-style property offers a two-bedroom first-floor apartment, just a short stroll from the beautiful Cliff Gardens and seafront.

Situated in the sought-after area, this characterful home is perfectly positioned for easy access to the Cliffs, beach, Southend Town Centre, and the mainline railway station.





**Entrance via:** Recessed entrance porch providing access to;

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

**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.

**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.

**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.

**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**

**PRELIMINARY DETAILS - AWAITING VERIFICATION**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		

**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. 2/7/2025