

INTRODUCING ...



SWANKY SEASIDE SANCTUARY

Welcome Pack

MAIN MENU



**Who Is F&S
Properties?**



**About The
Property**



House Rules



Polite Reminders



**Getting
Around**



Local Attractions



WHO IS F&S PROPERTIES?



Your go-to provider of serviced accommodation properties.

F&S Properties are ideal for short to mid term stays, contractors, relocations, emergency accommodation and leisure.

Our portfolio of properties includes a variety of affordable and premium options in various locations, including the picturesque Rhondda Valleys in South Wales, the seaside charm of Southend-on-Sea, and the vibrant energy of North London's Enfield. Each of our properties is conveniently located near amenities and attractions, ensuring that you have everything you need to make the most of your stay.

Whether you are seeking a cosy apartment or a spacious house, we ensure that each property meets our high standards of comfort and convenience. Our team work tirelessly to maintain and manage our properties, ensuring that you have a seamless, stress-free and personalised home away from home experience!



07418 382269



bookings@feelathome.properties



[Main Menu](#)



ABOUT THE PROPERTY



Flat 1, 141 York Road, Southend-On-Sea, Essex SS1 2EA
(access instructions & key box codes are sent via direct message on the day of check-in)



Wi-Fi Network - **NOWTUF66**

Wi-Fi -Password - **UNVSBzH5VF6m**



Property Web Link



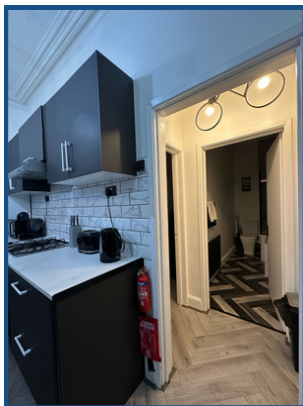
[Property Video Walkthrough](#)



Check-in - From 3pm onwards of arrival date
Check-out - By 10am of departure date

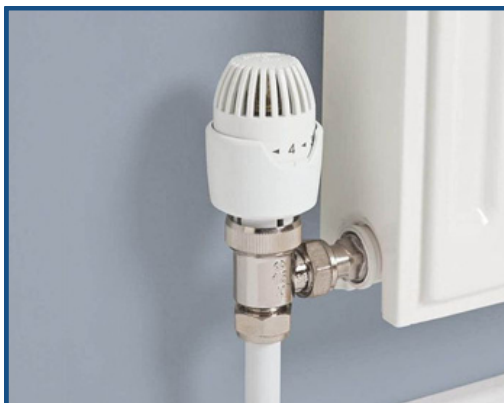


Unfortunately we do not provide parking for this property.



Heating Instructions:

- The HIVE Mini thermostat is located on the wall by the kitchen space.
- Press the + or - buttons to adjust the temperature.
- Use the Boost button for extra heating.
- Please turn off the heating when not in use or before leaving.



! IMPORTANT! : Each room has thermostatic radiator valves. If a radiator isn't heating, check that its valve is turned on.



HOUSE RULES



No parties or events allowed.



Please don't eat or drink in the bedrooms.



No illegal substances allowed on the premises



No unregistered guests allowed.



Please turn off the heating when you go out.



Please do your dishes.



Please don't rearrange the furniture.



Please look after the furniture, or face paying damages.



Take extra care of your keys, or face a replacement fee.



Please respect the noise curfew.
Quiet time = 10pm-8am.



Please take out your trash before you leave.



Please respect check-in and check-out times.



POLITE REMINDERS



When you're not in the house could you please turn the heating off until you return.

Please take off shoes whilst in the property..



It's a no smoking property. If you do wish to smoke can you smoke outside in the garden.

Pets are not allowed anywhere on the property.



Before You Leave, Please:

- ✓ Remove any food from the fridge and freezer.
- ✓ Do not leave perishable items in the cupboards.
- ✓ Turn off all lights and electronic devices (TV, coffee machine, etc.).
- ✓ Ensure the stove/hot plates are off.
- ✓ Lower the thermostats and turn off the heating.
- ✓ Close and lock all windows and doors.
- ✓ Check each room for any belongings you may have left behind.
- ✓ Return the keys to the key box as you collected them. Scramble the code and close the flap securely.

We'd Love Your Feedback!

- ★ If you enjoyed your stay, please leave us a 5-star review—it really helps us!
- 💬 Have suggestions? Let us know via text/WhatsApp: +44 7418 382269

Book With Us Directly & Save!

For future stays, reach out to us directly—we'd love to offer you a loyalty discount on your next booking.

Thanks again for choosing our property. Safe travels! 🚀

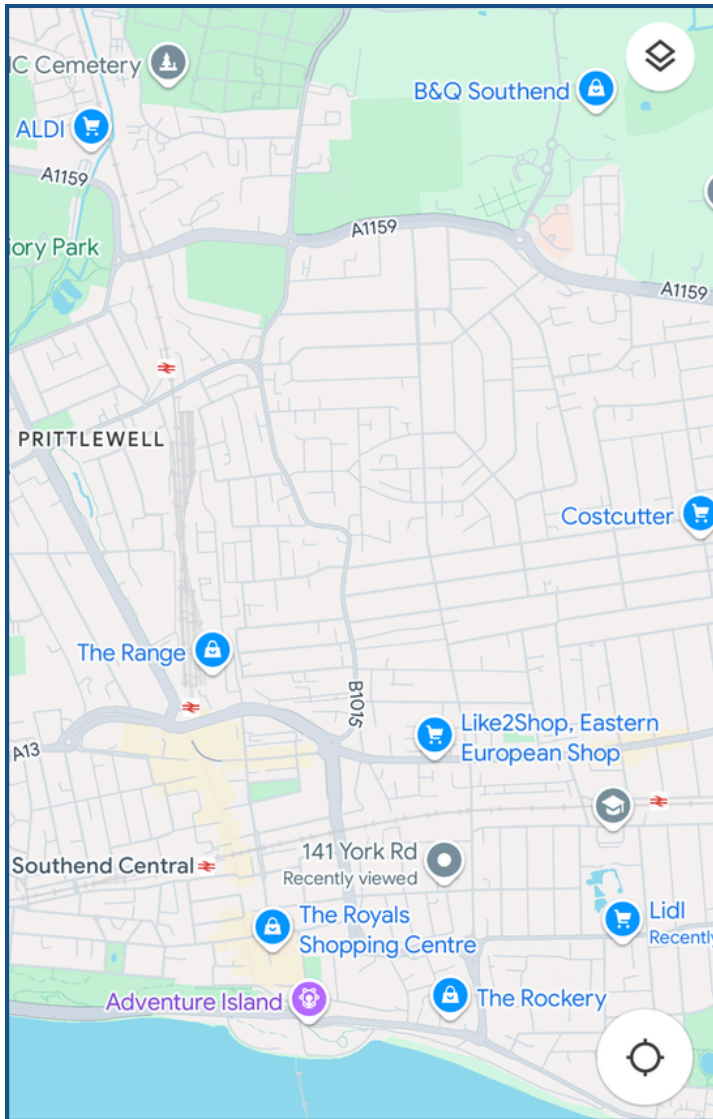
Book directly at www.feelathome.properties



[Main Menu](#)



GETTING AROUND



Walk



- * 2mins - Pizza City & Grill / Mr. Ming / Tandoori Hut Takeaway Bars
- * 2mins - Southend Supermarket
- * 8mins - Southend Sea Front, Amusement Park & Attractions
- * 9mins - Southend Adult Community College
- * 9mins - Lidl Supermarket

Car



- * 6mins - Southend City Centre, incl. The Royals Shopping Centre, Victoria Shopping Centre, ODEON Cinema, Primark, TK Maxx, Sports Direct, River Island, Sainsbury's,, Boots, McDonald's, Wetherspoon's Pub etc.

Train



- * 3mins drive away - Southend Central Train Station. 50mins journey to Fenchurch Street station in Central London

Bus



- * Nearest stop - 9mins walk away, Travel Centre. This has bus stops A-H, J, K, L & Y.
- * Routes at this stop:
 - 2, 3, 3A, 4, 4A, 7, 8, 9A, 14, 17, 20, 21, 21A, 21S, 24, 25, 26, 27, 27A, 28, 29, 60, 60A, 61, 62, 825, 827



LOCAL ATTRACTIONS

(within ~30 mins of property)



SOUTHEND PIER

www.southendpier.co.uk

SEALIFE ADVENTURE AQUARIUM

Eastern Esplanade, Southend-on-Sea SS1 2ER

www.sealifeadventure.co.uk



SOUTHEND ADVENTURE ISLAND AMUSEMENT PARK

Western Esplanade, Southend-on-Sea SS1 1EE

www.adventureisland.co.uk

CLIFFS PAVILION



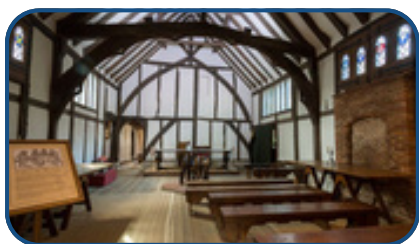
BEECROFT ART MUSEUM



SOUTHEND CENTRAL MUSEUM & PLANETARIUM



SOUTHCHURCH HALL MUSEUM



SOUTHEND CLIFF GARDENS

