

**To arrange a viewing contact us
today on 01268 777400**



Park Lane, Southend-On-Sea £2,400

Aspire Estate Agents – Southend-on-Sea are delighted to present this beautifully extended four-bedroom semi-detached home to rent, ideally located in the ever-popular Southchurch area, offering easy access to rail links, the city centre, and Southend's seafront.

This spacious family home has been thoughtfully extended and improved, featuring an open-plan kitchen and dining area that's perfect for modern living. To the ground floor, you'll also find a bright and welcoming lounge, as well as a convenient downstairs cloakroom.

Upstairs, the property boasts three good-sized bedrooms on the first floor, with a stylish loft conversion creating a generous primary bedroom with en-suite – perfect as a private retreat.

Externally, the property benefits from off-street parking and a rear extension that enhances the living space – ideal for families or entertaining guests.

Situated just 0.2 miles from Southend East Station and 0.9 miles from Southend Central Station, Porters Grange Primary School and Nursery is approximately 0.23 miles away. For secondary education, Southchurch High School is around 0.72 miles. Commuting is a breeze, and you're also within easy reach of Southchurch Park, the city centre, and the vibrant Southend seafront, offering a fantastic lifestyle and excellent local amenities.

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Entrance Hall – 16'4" x 12'3" (4.974m x 3.745m)

Hall – 13'9" x 5'2" (4.184m x 1.585m)

Living Room – 15'9" x 12'10" (4.805m x 3.905m)

Kitchen – 18'4" x 12'7" (5.591m x 3.835m)

Conservatory – 17'6" x 7'2" (5.329m x 2.186m)

First Floor

Bedroom 2 – 16'5" x 9'2" (5.014m x 2.796m)

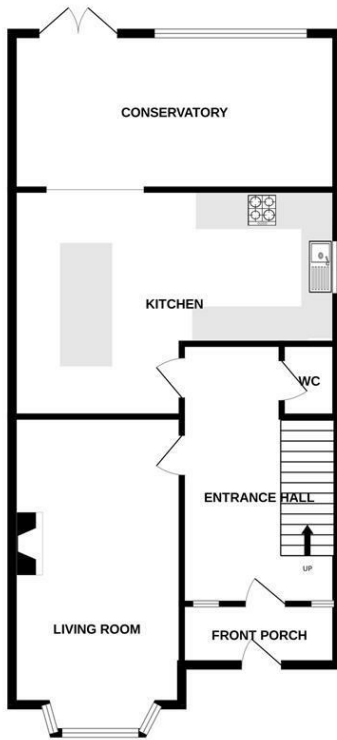
Bedroom 3 – 11'11" x 10'9" (3.637m x 3.271m)

Bedroom 4 – 7'9" x 6'2" (2.362m x 1.892m)

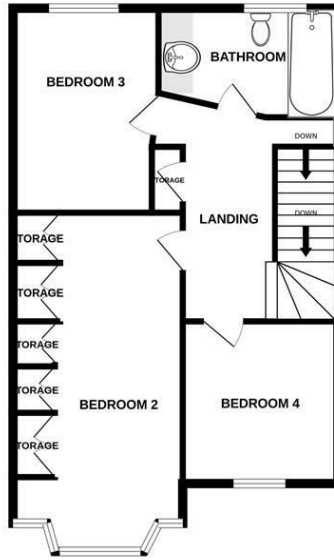
Second Floor

Bedroom 1 – 19'1" x 9'11" (5.809m x 3.030m)

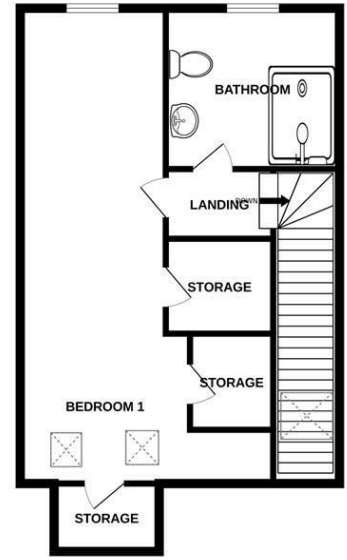
GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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