



FOR SALE

Swanage Road, Southend-On-Sea SS2 5HY

Offers In Excess Of £350,000 Freehold Council Tax Band - C

- Three Bedroom Victorian Mid-Terraced Home
- Fitted Kitchen
- Two Reception Rooms
- Great Sized Garden
- Pergola Style Entertainment Seating Area
- Off Street Parking
- Two Large Double Bedrooms
- Further Single Bedroom
- Family Bathroom
- Easy Access to Southend High Street & Railway Stations

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

We are pleased to offer as sole agents this unique Victorian Terraced property, full of character and charm, retaining its beautifully refurbished original features, including well-proportioned accommodation with high ceilings, high decorative skirting boards, cornices and ceiling roses, including picture and dado rails in keeping with its original design. Plus, refurbished original wooden floors to the hallway, dining room and second bedroom. Cast Iron fireplaces to the reception rooms and main bedroom, add to

the finer details of the period. Offering three bedrooms, two reception rooms, a family bathroom and featuring a bespoke hand-built painted kitchen and pantry cupboard. A large exterior covered dining and seating area lead onto the good-sized south facing garden, laid to lawn with shrub and flower borders, complete this cosy home.

Located on the Dorset Estate and solidly built in the early 1900's, the property is positioned to enjoy easy walking access to no less than three of Southend's Railway stations into London, and all High Street facilities.

Entrance

Original single glazed wooden front door and screen with coloured and etched glazing, original wooden floors, carpeted staircase to first floor, radiator, ceiling cornice, corbeling, decorative skirting, picture and dado rails. Wall light and ceiling pendant. Double power point. Strip pine panelled doors to reception rooms.

Lounge

Double glazed bay window to front aspect, carpeted flooring, radiator, ceiling rose and cornice, decorative skirting and picture rail, with built in storage cupboards and display shelves. Cast iron feature fireplace with granite hearth. Ceiling pendant. Ample Power points, BT line, Cable TV point.

Dining Room

Double glazed double French doors to rear aspect, original wooden floors, radiator, ceiling rose and cornice, decorative skirting and picture rail, Cast iron feature fireplace with tiled hearth. Ceiling pendant. Ample power points.

Kitchen

Featuring hand-built painted kitchen units, under floor heated tiled flooring, radiator, double glazed door and window to rear aspect, decorative skirting, picture rail and cornice. Exposed feature brickwork, ceramic 'Belfast' sink with marble drainer and work surface, with integrated dishwasher and display shelf. Full height storage cupboards with space for cooker and integrated fridge freezer, completed with hardwood work surface and tiled backsplash. Under cupboard lighting. Ceiling light. Ample power points. Gas supply. Pantry style storage cupboard with space and plumbing for washing machine, Combination Boiler.

Landing

Carpeted flooring. Loft access with ladder. Decorative Cornice, skirting, picture and dado rails. Ceiling pendant.

Bedroom One

Double glazed bay window to front aspect, carpeted flooring, radiator, ceiling rose and cornice, decorative skirting and picture rail, with built in wardrobes and drawers. Cast iron feature fireplace. Ceiling pendant. Ample Power points, BT line.

Bedroom Two

Double glazed window to rear aspect, original wooden flooring, radiator, ceiling rose and cornice, decorative skirting, with built in desk, wardrobe and drawers. Ceiling pendant. Ample Power points.

Bedroom Three

Double glazed window to front aspect, wooden flooring, radiator, ceiling rose and cornice, decorative skirting, with built in desk & drawers. Ceiling pendant. Power point.

Bathroom

Double obscure glazed window to rear aspect, tiled flooring, radiator with towel rail. Coving, tiled walls, panelled bath with shower mixer, separate shower, WC and wash hand basin. wall light and ceiling pendant.

Rear Garden

Covered Pergola, raised decking, steps to laid lawn with shrubs and flower borders, wooden shed. Covered bike storage. Outside Butler sink. Ample power points.

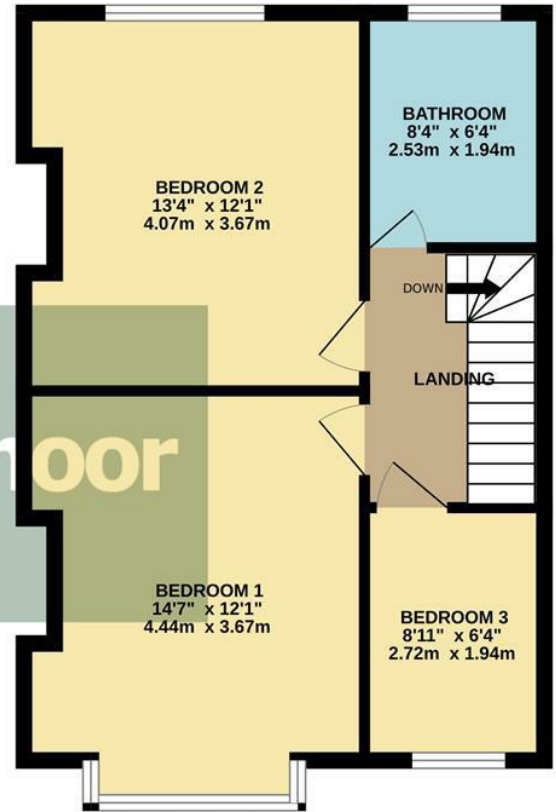
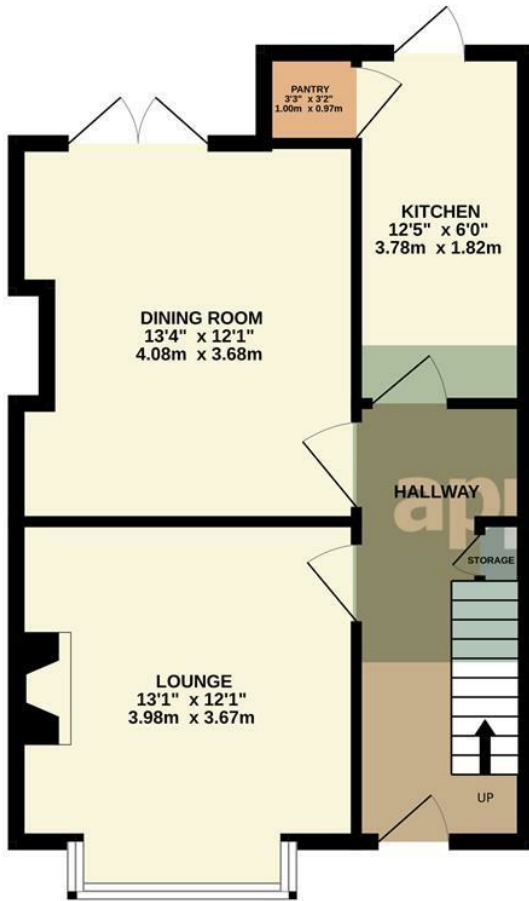
Front Of Property & Parking

Gravel driveway, parking for one vehicle, path to front door & covered porch.



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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		
		83
	63	
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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk



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