



# FOR SALE

## Priory Crescent, Southend-On-Sea SS2 6JZ

Guide Price £400,000 Freehold Council Tax Band - C

1119.46 sq ft

- Three Bedroom Semi-Detached House
- Bright, Airy Sun Room
- Luxury Modern Bathroom Suite
- Generous Rear Garden
- Off-Street Parking For Two Cars
- Prime Location Opposite Priory Park
- Short Walk To Prittlewell Station
- Contemporary Fitted Kitchen
- Bay Window Features
- Close To A127

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

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## Description

**\*\*GUIDE PRICE £400,000 - £425,000\*\***

A stylish three bedroom semi-detached house, just minutes from priory park and Prittlewell Station.

This property is move in ready with modern bathroom fixtures and a fully bright white aesthetic appeal. A real highlight of this property is the bright sun room to the rear—ideal as a reading area, or just a tranquil spot to enjoy your morning coffee while overlooking the garden.

Outside, the home benefits from off-road parking, a sought-after feature in the area, and a private rear garden that provides a pleasant outdoor space for relaxation or entertaining.

Located just a short walk to Prittlewell Station, the property is perfectly positioned for commuters, offering direct connections into London and surrounding areas. For leisure, the beautiful Priory Park is just around the corner, providing open green space for taking your dog for a stroll and playgrounds to entertain the little ones.

## Measurements

2'1 (0.64m)

Entrance Porch - 6'3 x 2'1 (1.91m x 0.64m)

Entrance Hall - 16'2 x 5'9 (4.93m x 1.75m)

Lounge - 15'4 x 11'1 (4.67m x 3.38m)

Dining Room - 15'2 x 10'7 (4.62m x 3.23m)

Kitchen - 8'8 x 6'9 (2.64m x 2.06m)

Sun Room - 15'1 x 6'6 (4.60m x 1.98m)

First Floor Landing - 9'1 x 5'1 (2.77m x 1.55m)

Bedroom 1 - 15'4 x 11'6 (4.67m x 3.51m)

Bedroom 2 - 12'8 x 11'6 (3.86m x 3.51m)

Bedroom 3 - 8'1 x 6'2 (2.46m x 1.88m)

Bathroom - 8'1 x 6'2 (2.46m x 1.88m)

## Ground Floor

A quaint and bright entrance porch leading into the hallway, to the right is a spacious lounge and area for a mounted TV. Also off the hallway the dining room and kitchen which are joined by the sun room to the rear, creating a beautiful flow to the property.

## First Floor

From the top of the stairs to the left is the highly modern family bathroom, with stylish bath and large overhead rainfall shower-head. Bonus features of the bathroom are the interactive light up mirror and underfloor heating adding to the sleek feel of the property. Following round from the bathroom are two double bedrooms and a single bedroom ideal for a young child. The loft is fully boarded and is an additional useable space.

## Exterior

A generous rear garden, part paved and laid to lawn, ideal for hosting a summer barbecue. This property also features large double gated side access for extra convenience. The front of the house has been silicone rendered. Space for two cars to park on the driveway makes this home highly desirable.

## Location

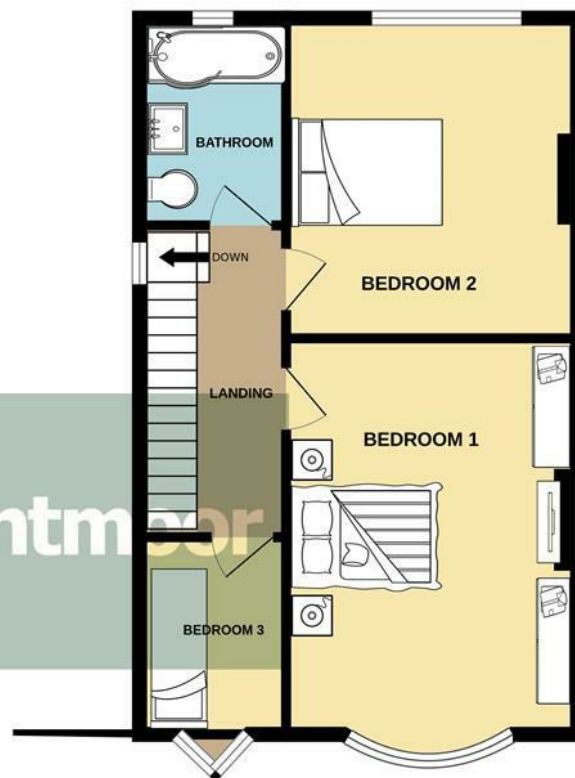
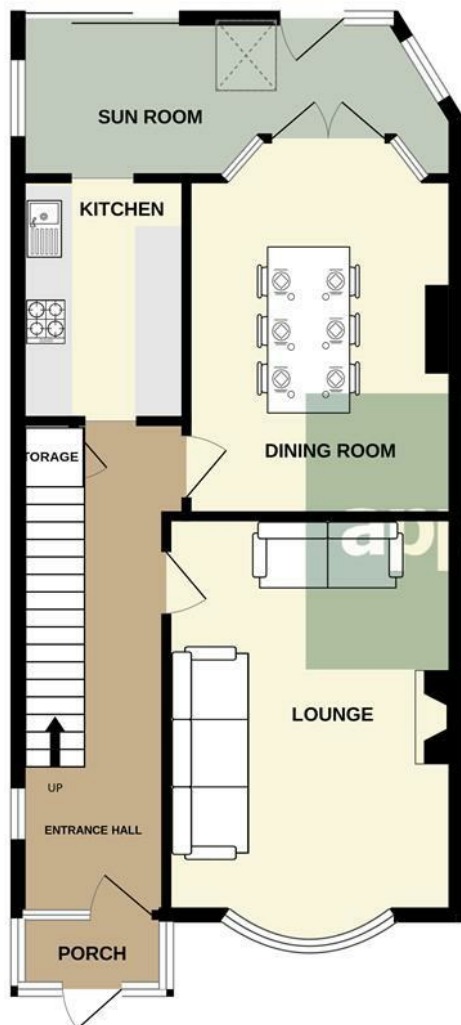
Just a short stroll to both the picturesque Priory Park and Prittlewell Station for commuters makes this property a great spot to be. The home is surrounded by plentiful greenery, making your window views peaceful and pleasant. The house is also plotted close to the A127 making venturing out of Southend ultra convenient.

## School Catchments

Bournemouth Park Academy  
Chase High School







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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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