



# FOR SALE

**Alexandra Road,  
Southend-On-Sea SS1 1HB**

Guide Price £625,000 Freehold Council Tax Band - D

1431.60 sq ft

- Three Bedroom Semi-Detached Family House
- Private Driveway Parking For Two Vehicles
- Elegant Lounge With Bay Window And Fireplace Feature
- Bright & Spacious First Bedroom With Built-In Wardrobes
- Expansive Entrance Hall With Grand First Impressions
- Country-Style Kitchen In Modern Blue/Grey Colour Scheme
- Grand High Ceilings Throughout
- Spacious First-Floor Landing With Multi-Level Design
- Bus Services & Train Stations Nearby For Easy Commuting
- Prime Coastal Location Near The Beach & Close To Restaurants

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

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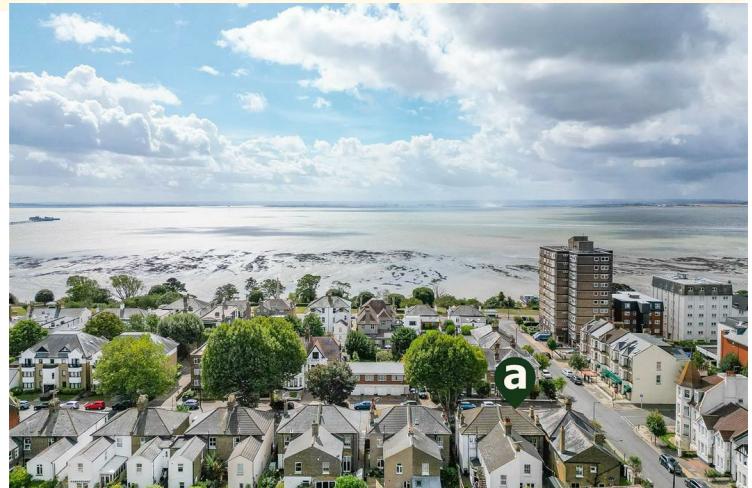
## Description

\*GUIDE PRICE £625,000 - £650,000\*

This character-filled home blends period charm with everyday practicality across two spacious floors. High ceilings, fireplace features, and elegant flow-through spaces give a feeling of grandeur and comfort. With shutter blinds throughout, dual reception rooms, and a kitchen and breakfast area perfect for family mornings, it's a thoughtfully designed space for growing families and coastal lifestyles.

A charming frontage nestled in a conservation area, this home offers curb appeal with the added benefit of private driveway parking for two vehicles. The rear garden has the benefit of easy maintenance paving, framed by mature shrubbery and perfect for outdoor seating to enjoy get togethers with family and friends.

Set just moments from the picturesque seafront, this home enjoys an unbeatable coastal lifestyle. Walk to local restaurants, close to outstanding local schools for your children, or head down to the beach for an afternoon of sun and sea. With excellent transport connections nearby, this location combines charm, convenience, and coastal tranquillity.





## Measurements

Lounge	
14'3 x 12'0 (4.35m into bay x 3.67m)	
Dining room	
11'6 x 12'2 (3.53m x 3.72m)	
Kitchen/Breakfast Room	
17'2 x 11'6 (5.24m x 3.51m)	
Hallway	
24'3 x 5'3 (7.40m x 1.61m)	
Downstairs W/C	
5'5 x 2'9 (1.66m x 0.84m)	
Landing	
26'2 x 5'2 (7.99m x 1.58m)	
Bathroom	
5'7 x 9'2 (1.71m x 2.81m)	
Bedroom 1	
18'1 x 11'5 (5.52m x 3.50m)	
Bedroom 2	
12'3 x 11'10 (3.74m x 3.63m)	
Bedroom 3	
7'3 x 11'7 (2.21m x 3.54m)	
Upstairs W/C	
5'6 x 2'7 (1.69m x 0.81m)	

## Ground Floor

A sense of scale and sophistication greets you the moment you enter the expansive hallway with high ceilings, immediately hinting at the space and character that lie within. To the left, the elegant lounge is flooded with natural light from a beautiful period bay window. This is a room made for cosy evenings, complete with a charming fireplace feature and a timeless ambience. From here and flowing through wide double doors, you enter the current playroom, but formerly a dining area, creating a circular layout with an additional door leading back to the hallway, a seamless movement and a wonderful sense of cohesion. Another fireplace features offers continuity between the spaces. Further down the hall, a well-positioned downstairs W/C adds everyday convenience. To the rear aspect of the home, you'll find the kitchen/breakfast room, tastefully styled with blue/grey country-style units and generous storage, it's the ideal setting for your morning breakfast with your children before heading off to school. From here, double doors open directly into the rear garden allowing for a soft breeze to flow through the kitchen and a great layout for family barbeques. Additionally there is a door leading from the dining room into the garden to really open up your home when entertaining guests.

## First Floor

Ascending the staircase, you are immediately struck by the height and spaciousness of the landing, which splits across multiple levels, offering a unique architectural layout. At the front, bedroom 1 is bright and welcoming, with large windows, a fireplace feature, and

built-in wardrobes, this bright and neutrally decorated room, makes a serene retreat with plenty of natural light. Just next door, the second bedroom offers a brilliant generosity of space and charm, perfect as a children's bedroom with plenty of space to play in. Next along the landing is a separate W/C and a family bathroom, complete with bath and overhead shower, hand basin and a built-in storage cupboard, ensuring practicality for storing towels and toiletries. Completing the upstairs is a versatile third bedroom, ideally suited as a nursery/younger child's bedroom, with enough space to accommodate a double bed if desired.

## Exterior

The home's exterior is rich with character and set within a charming conservation area, enhancing its timeless appeal. A private driveway offers space for two vehicles, a rare convenience in such a desirable location. The rear garden is a tranquil, a low-maintenance paved space with mature borders and established shrubs framing the edges. Side access to the garden ensures easy transition from front to back gardens, ideal for busy family life or entertaining. A practical garden shed provides essential outdoor storage for tools, toys, or seasonal items.

## Location

Perfectly positioned just above the scenic seafront, this home enjoys the best of both worlds, peaceful residential living with vibrant coastal attractions just moments away. Local culinary favourites, including the desirable La Petite Petanque, just a short stroll away, along with a wide array of independent shops, cafés, and restaurants. Families will value the proximity to the Outstanding-rated Barons Court Primary School and Nursery, giving peace of mind with schooling for your littles ones. With excellent transport links including nearby bus links and train stations, commuting is convenient whether heading into the city or moving around locally. The Cliffs Pavilion Theatre is nearby offering a wide range of shows and performances for family time out enjoying the arts. This location ticks the boxes for fun filled coastal family living.

## School Catchments

Barons Court Primary School  
Milton Hall Primary School and Nursery  
Southchurch High School

Other nearby schools:

Grammar Schools:  
Southend High School For Boys/Girls  
Westcliff High School For Boys/Girls  
Catholic Schools:  
St Thomas More High School  
St Bernard's High School

## Tenure

Freehold.







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	79

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	63

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



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