



# FOR SALE

## Regency Green, Southend-On-Sea SS2 6LU

Asking Price £415,000 Freehold Council Tax Band - D

1184.03 sq ft

- Three Bedroom Terraced House In Cul-De-Sac Location With Unique Qualities
- Elegant Lounge With Modern Electronic Fireplace & Bay Window
- Contemporary Kitchen With Granite Worktops
- Paved Driveway Providing Off-Street Parking For Two Vehicles
- Bright Switch-Back Staircase With Beautiful Banister Design & Feature Window
- Double Bedrooms Throughout, Ideal For Families Or Guests
- Stylish Dining Room With Built-In Mirrored Storage & Utility Space
- Tiered Rear Garden With Decking & Multiple Entertaining Zones
- Walking Distance To Priory Park For Wonderful Days Out
- Close Proximity To Prittwell Station For Commuting

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

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## Description

### STUNNING PROPERTY

Every detail of this home has been considered, from the elegant lounge with its glowing electronic fireplace and bay window to the spacious bedrooms filled with light and comfort. The modern kitchen and tasteful bathroom combine practicality with style, while thoughtful additions like built-in storage with mirrored features plus chic shutter blinds add a polished, seamless finish throughout.

A home that impresses both inside and out, the façade's natural greenery adds a unique charm. The thoughtfully tiered rear garden creates an idyllic backdrop for entertaining or unwinding – whether it's sunny brunches on the deck or quiet evenings under the stars. With off-street parking and privacy, the home strikes a perfect balance between convenience and beauty.

Set in a peaceful cul-de-sac, yet just minutes from essential transport links, schools, and coastal attractions, the location is both serene and practical. Walks in Priory Park, access to quality education, and the beach lifestyle make this home ideal for growing families and professionals alike – a true lifestyle opportunity not to be missed.







## Measurements

Entrance Hall

7'4 x 3'8 (2.24m x 1.12m)

Lounge

14'6 into recess x 16'0 into bay (4.44m into recess x 4.89m into bay)

Kitchen

7'10 x 11'3 (2.40m x 3.43m)

Hallway

5'7 x 3'10 (1.72m x 1.17m)

W/C

6'4 x 2'5 (1.95m x 0.74m)

Dining Room

15'7 x 7'6 (4.75m x 2.30m)

Bathroom

9'8 x 4'9 (2.95m x 1.46m)

Bedroom 1

14'5 x 11'1 (4.41m x 3.40m)

Bedroom 3

8'0 x 7'0 (2.45m x 2.14m)

Bedroom 2

9'9 x 11'1 (2.98m x 3.40m)

## Ground Floor

Step inside through a welcoming entrance hall that sets the tone for the elegance found throughout this beautiful home. The lounge exudes refined comfort, where a sleek electronic fireplace takes centre stage below a clever mirrored television, a bay window that floods the space with natural light and double doors that lead you into the hallway. To the right of the hallway reveals a stylish, modern kitchen outfitted with contemporary base and wall units surrounding, with integrated appliances and granite worktops in a monochrome colour scheme, with convenient access to the garden from here, it makes a perfect entertainment layout. Adjacent is a well-placed downstairs W/C. To the left, discover a graceful dining room with double doors leading to the garden and with built-in mirrored storage cupboards that add depth and functionality, intelligently concealing space for a tumble dryer in a discreet manner, keeping your home looking perfectly neat.

## First Floor

A delightfully designed switch-back staircase leads to a naturally bright and airy landing, enhanced by a large window as you ascend. To the right lies the fully tiled family bathroom, styled with modern brick-pattern tiles in calming neutral tones and complete with a bath and overhead shower, hand basin in vanity unit, and W/C. The third bedroom ahead of the staircase, currently used as a home office, comfortably fits a double bed and would make a great room for your younger child. Next along is the first bedroom, a luxurious retreat, easily accommodating a king or super king bed, with built-in wardrobes and generous floor space for additional furniture or dressers. Completing the floor is the second bedroom, also spacious and offering built-in storage with room for additional wardrobes if needed.

## Exterior

With undeniable curb appeal, the home's charming exterior is framed by climbing foliage that gives it a tranquil, storybook-like presence. A paved driveway provides space for two vehicles making parking a breeze. The rear garden is a true sanctuary - fully decked tiers with mature shrubbery connected throughout the areas, it has been thoughtfully

landscaped to create distinct zones for entertaining, relaxing, and outdoor dining to make the most of the space available. Whether sunbathing on the decking or enjoying starlit evenings spending quality time with family and friends, the garden offers a unique space that is a must view!

## Location

Nestled at the end of a peaceful cul-de-sac, this home offers a quiet, family-friendly setting where children can play safely. The immediate surroundings are calm and well-kept, with space for guests to park directly opposite the home. Just a short stroll away lies the much-loved Priory Park, one of the area's most cherished green spaces. Here, you'll find a vibrant mix of community life and nature. Whether you're starting your morning with a coffee from the park café, enjoying leisurely dog walks along tree-lined paths, or watching your children explore the play areas and open fields, it's a space that enhances your daily lifestyle. For those who enjoy a slower pace on weekends, the fishing lake offers a peaceful way to unwind and reconnect with the outdoors. Commuters will appreciate the home's close proximity to Prittlewell Station, which provides direct rail links into London Liverpool Street, making travel into the city both quick and hassle-free. Families will benefit from access to excellent local schools, including highly regarded grammar schools, all within a short drive. This not only supports convenient school runs but also adds long-term value to the area's educational appeal. For leisure and weekend adventures, you're only a short drive away from the vibrant Southend seafront. Spend sunny afternoons enjoying the beach, exploring the iconic pier, or dining in one of the many seafront restaurants and cafés. From summer fun to year-round coastal walks, the area offers an enriching, well-rounded lifestyle just moments from your doorstep.

## School Catchments

Bournemouth Park Academy

Chase High School

Grammar schools are also nearby.

## Tenure

Freehold







GROUND FLOOR

1ST FLOOR



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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