



# FOR SALE

## Honiton Road, Southend-On-Sea SS1 2RT

Offers In Excess Of £490,000 Freehold Council Tax Band - D

4  2  2  1550.00 sq ft

- Deceptively Spacious Four Bedroom Semi-Detached House
- Modern Open-Plan Kitchen And Dining Space With Large Island
- Generous Lounge With Bay Window And Feature Fireplace
- Landscaped Rear Garden With Tiered Decking And Seating Areas
- Driveway Parking For Multiple Vehicles
- Large Lean-To Style Garage
- Entrance Hallway With Elegant Wall Panelling Throughout
- Contemporary Shower Room With Large Walk-In Shower
- Walking Distance To Beach, Restaurants, And Many Amenities
- Close To Southend East Train Station For Commuters

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

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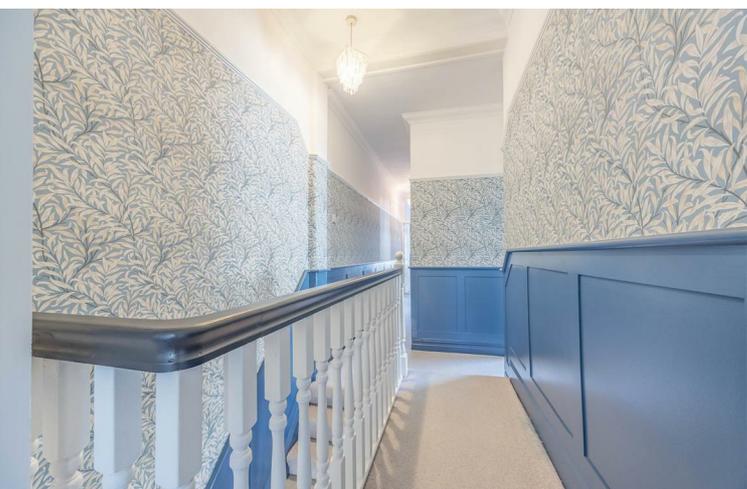
## Description

Elegant panelling, spacious proportions, and refined design define this charming four bedroom coastal home. The open-plan kitchen and dining area offer modern luxury with a social layout, complemented by a cosy, yet spacious, bay-fronted lounge with fireplace and light-filled throughout. Each floor showcases thoughtful detailing, blending timeless period accents with contemporary comfort.

From its picture-perfect façade to its landscaped rear garden, this home radiates appeal. The driveway and garage provide practical convenience, while the tiered decking and low-maintenance garden create an outdoor west-facing oasis, ideal for relaxing or entertaining, enhanced by its charming seaside colour scheme exterior.

Perfectly positioned near the beach, parks, shops, and transport links, this home offers the best of coastal living with urban accessibility. Families will love the proximity to playful amenities, while commuters benefit from Southend East station just a stroll away – an unbeatable lifestyle blend of peace, leisure, and connection.





## Measurements

### Porch

1.09m x 0.84m (3'6" x 2'9")

### Hallway

7.75m x 1.20m < 1.66m > 0.81m (25'5" x 3'11" < 5'5" > 2'7")

### Kitchen/Diner

7.18m x 3.44m > 4.30m (7.18m x 3.44m > 4.30m)

### Utility Room

3.40m x 1.38m (11'1" x 4'6")

### Lounge

8.02m x 3.23m - 3.48m into recess < 3.95m (26'3" x 10'7" - 11'5" into recess < 12'11")

### Bedroom 1

5.36m x 4.45m (17'7" x 14'7")

### Bedroom 2

3.36m x 3.58m (11'0" x 11'8")

### Bedroom 3

3.48m x 3.08m (11'5" x 10'1")

### Bedroom 4/Office

2.40m x 2.49m (7'10" x 8'2")

## Ground Floor

Upon entry, you are welcomed by a grand hallway adorned with elegant wall panelling, immediately setting a tone of timeless sophistication. To the right lies the spacious lounge, beautifully illuminated by a bay-fronted window and centred around a feature fireplace, creating a warm and inviting ambiance. Continuing through the hallway, the heart of the home unfolds – a modern open-plan kitchen and dining area boasting an abundance of stylish base and wall units, a large central island, and ample room for a family dining table. This space seamlessly blends functionality and style, perfect for both culinary creativity and social gatherings. A practical utility room provides space for laundry appliances and rear garden access, while a convenient downstairs W/C completes the ground floor.

## First Floor

Ascending the staircase, the sense of refinement continues onto a beautifully large landing, where the signature panelling flows elegantly throughout. Bedroom 1 offers generous proportions, a bright bay window, and ample room for wardrobes, creating a sanctuary of comfort. Bedroom two is another spacious

double, easily accommodating additional furniture, while bedroom three, a double room positioned to the rear, enjoys peaceful garden views. Bedroom four presents versatility – ideal as a child's room, nursery, or home office. Completing the floor is a stylish shower room, finished with modern tiling, a large walk-in shower, and integrated storage cabinetry, achieving both practicality and modern appeal.

## Exterior

To the front, the property exudes period charm and curb appeal, finished in a striking white and blue colour scheme that nods gracefully to its coastal surroundings. A private driveway provides ample parking for multiple vehicles with access to a large lean-to style garage with both front and rear access. The landscaped rear garden is designed for easy maintenance and enjoyment, featuring paved areas ideal for seating, artificial grass, and decorative borders with established shrubs. The highlight is the tiered decking area, perfect for alfresco dining and entertaining under the sun or stars.

## Location

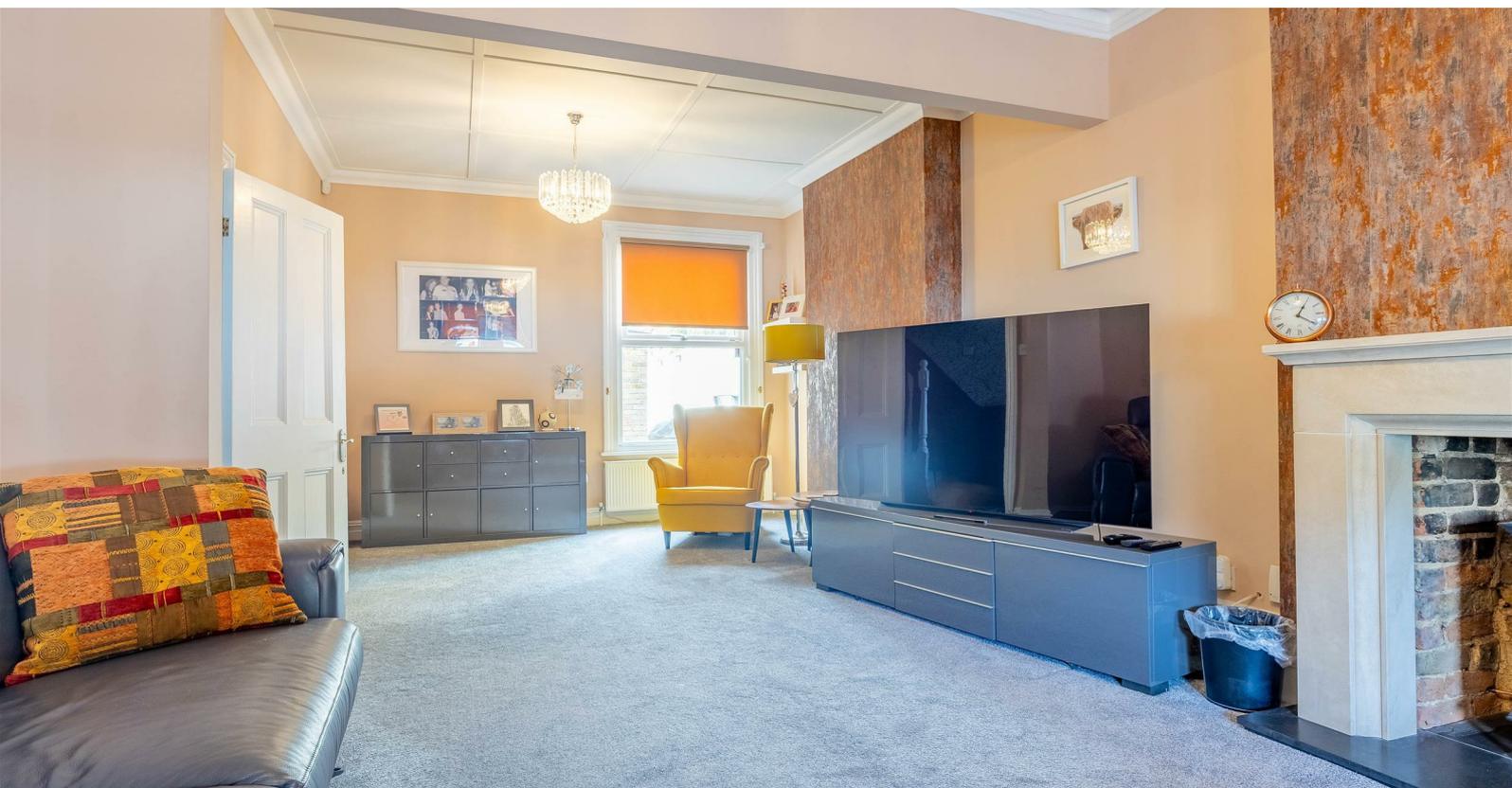
Tucked along a quiet, low-traffic road, the property enjoys a setting that provides easy reach to many amenities. Within walking distance, you can relish sunny days by the beach, explore the bustling seafront arcades, or dine in local restaurants. Everyday essentials are met with nearby supermarkets and Southchurch Park, offering picturesque strolls and family recreation. Southend East train station is within easy reach, ensuring an effortless commute, while nearby schools make this an ideal location for families seeking the perfect coastal lifestyle.

## School Catchments

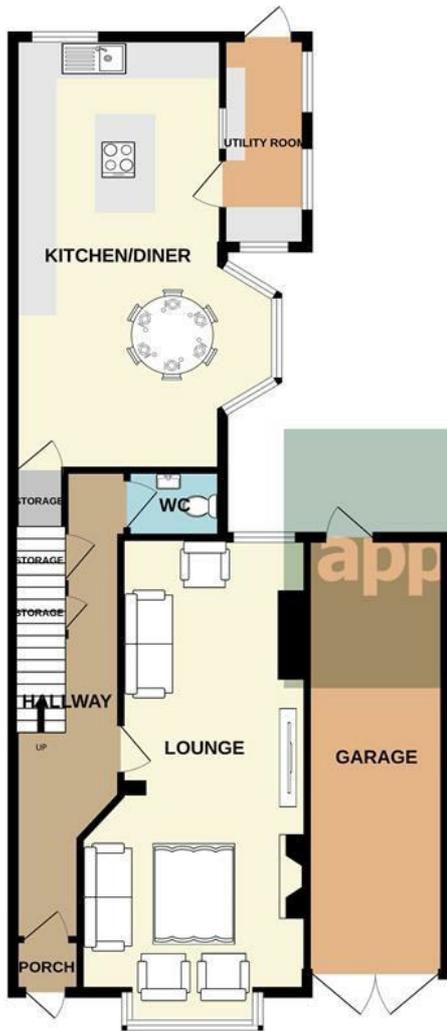
Porters Grange Primary School and Nursery  
Southchurch High School

## 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			82
(81-91) B			
(69-80) C		69	
(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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