



established 1919



Chartered Surveyors  
Residential Sales + Lettings  
Commercial Sales + Lettings  
Property Management  
Surveys + Professional

40 Clarence Street,  
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

[www.sorrellproperty.co.uk](http://www.sorrellproperty.co.uk)



## 43 Southchurch Boulevard, Southend-On-Sea, SS2 4UA

**£675,000**

Being situated along the sought after Southchurch Boulevard is this substantial semi detached family house boasting spacious accommodation throughout and offering no onward chain. The ground floor offers two reception rooms, a spacious kitchen, modern conservatory and a ground floor wc. To the first floor are four bedrooms a south facing front balcony and a family bathroom/wc. The property benefits from an integral garage and off street parking and has attractive front, side and rear gardens.



Part opaque double doors leading to entrance porch having tiled flooring. Further hardwood door with coloured leadlight window insets to:

### Entrance Hall

Carpeted, wall papered walls to coved ceiling, plate rail, wall lights radiator, under stairs storage / meter cupboard, cloak cupboard, parquet flooring, stairs to first floor:

### Front Lounge 18 x 12'7 (5.49m x 3.84m)



Double glazed bay window to front with opaque coloured fan lights over, carpeted, wall papered walls to coved ceiling, ceiling rose, picture rail, gas coal effect fireplace with marble hearth and inset and wood surround, wall lights, radiator:

### Dining room 13 x 12'7 (3.96m x 3.84m)



Gas coal effect fireplace with wood surround, carpeted, wall papered walls to coved ceiling, picture rail, ceiling rose, radiators, wall lights, double glazed sliding doors to conservatory:

### Conservatory 10'5 x 10'2 (3.18m x 3.10m)



Fully double glazed, laminate flooring, polycarbonate roof, wall heater, double doors leading to rear garden:

### Kitchen 15'6 x 9'9 (4.72m x 2.97m)



Fitted with an ample range of cupboard and draw base units and eye level wall cupboards, work surfaces, tiled splash packs, built in four ring gas hob with concealed extractor over, built in upright oven and grill, sink unit with one and a half bowl and single drainer, serving hatch, radiator, vinyl flooring, walls mainly wall papered to coved ceiling, double glazed windows to rear, opaque glazed sliding door from kitchen through to:

### Inner lobby

Plumbing for washing machine, storage cupboards, double glazed window to side, double glazed door leading to rear garden, sliding door to:

### Ground floor w/c

Low level w/c, wash hand basin, radiator, tiled splash backs, remainder of walls being wall papered, vinyl flooring, opaque double glazed window to side:



### First floor landing



Carpeted, wall papered walls, dado rail, picture rail, ceiling rose wall lights, cupboard housing water tank, radiator, double glazed double doors to front South facing balcony:

### Bedroom One 17'3 to bay x 11'8 (5.18m,0.91m to bay x 3.56m)



Double glazed bay window to front with opaque coloured fan lights over, carpeted, wall papered walls, ample built in wardrobe space with over head storage and built in dresser unit, picture rail, radiator:

### Bedroom Two 12'8 x 13'2 (3.86m x 4.01m)



Double glazed windows to rear, carpeted, wall papered walls, radiator, picture rail:

### Bedroom Three 13'5 x 8'3 (4.09m x 2.51m)



Double glazed windows to front with opaque coloured leaded fan lights over, wall papered walls, built in cupboard, radiator, picture rail:

### Bedroom Four 9'10 x 7 (3.00m x 2.13m)



Double glazed windows to rear, carpeted, wall papered walls, built in cupboard, picture rail:

### Bathroom/wc 8'3 x 8 (2.51m x 2.44m)



White suite consisting, panelled bath, closed coupled push button flush w/c, pedestal wash hand basin, independent tiled shower cubicle, recessed spotlights, access to loft, wall mounted fan heater, radiator, tiled splash backs, vinyl flooring, opaque double glazed windows to rear:

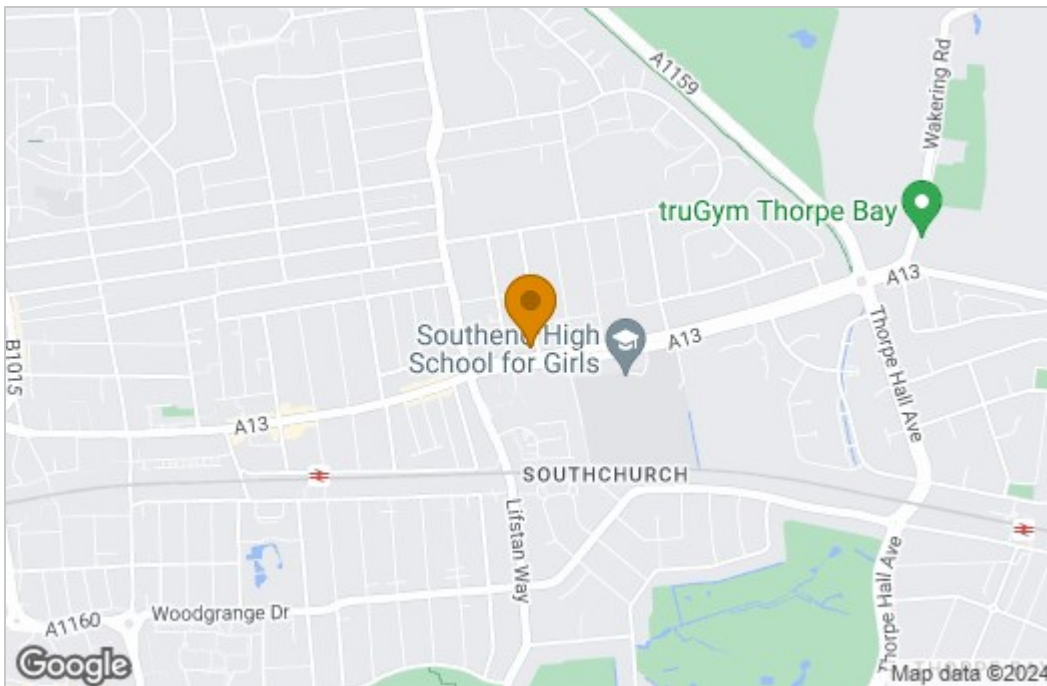
### Externally

Attractive rear garden with patio area to the immediate rear, well stocked, mainly laid to lawn, flower and shrub borders, fencing to boundary's, cold water tap, gated side access to to the front with double gated leading to off street parking and integral garage with power points and lighting attractive front garden with mature flower and shrub borders, laid to lawn

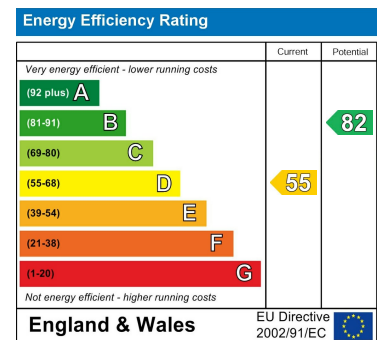
## Floor Plan



## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.