



\* OVER 1800 SQUARE FEET - GUIDE PRICE £575,000-£600,000 \* A characterful four/five bedroom Victorian Townhouse in Southend-on-Sea with accommodation over three floors to offer two reception rooms, a large study/fifth bedroom, a w.c and a four piece bathroom suite. This meticulously cared for home is presented to a high standard with the added benefits of off-street parking and a south facing rear garden. The property is located in the heart of the City Centre and provides easy access to two major rail link services, shops and seafront.

- Stunning Victorian Townhouse Over Three Floors
- Bay Fronted Lounge and Extensive Reception Room
- Good-Sized Kitchen
- Four Bedrooms
- Four Piece Bathroom
- Wooden Double Glazed Feature Sash Windows
- Ground Floor WC
- Basement Level Study (could be a fifth bedroom) and Storage
- Off-Street Parking to the Front
- South Facing Garden

## Scratton Road

Southend-on-Sea

**£575,000**

Price Guide



# Scratton Road



Bear Estate Agents are thrilled to market this stunning Victorian townhouse, located in the heart of Southend-on-Sea. The property provides convenient access to local bus links and major rail links, whilst London Road and the A127 are within a close distance. For families, excellent schools are within the area, including grammar schools. The location also offers ample amenities and picturesque parks and the seafront.

This well-loved family home has been presented to a high standard throughout and boasts sizeable living accommodation. Internally, the ground floor is the heart of the living accommodation which comprises a bay fronted lounge, kitchen and extensive second reception room. There is also a WC on this level, along with stairs leading to the basement level study (which could be used as a fifth bedroom) and storage, as well as the first floor landing. Upstairs, there are four good-sized bedrooms and a four piece bathroom. Externally, the property boasts off-street parking to the front, whilst the rear offers a South facing laid to lawn garden with a patio seating area.

## Four Bedroom Townhouse

### Entrance Hall

### Lounge

### Reception Room

23'9 x 10'10

### Kitchen

10'11 x 10'6

### WC

### Basement Level

### Study/Bedroom Five

15'2 x 12'9

### Storage

### First Floor Landing

### Bedroom One

17'6>10'2 x 11'0

### Bedroom Two

15'8>12'6 x 10'8

### Bedroom Three

11'3 x 11'1

### Bedroom Four

10'3>9'2 x 6'7

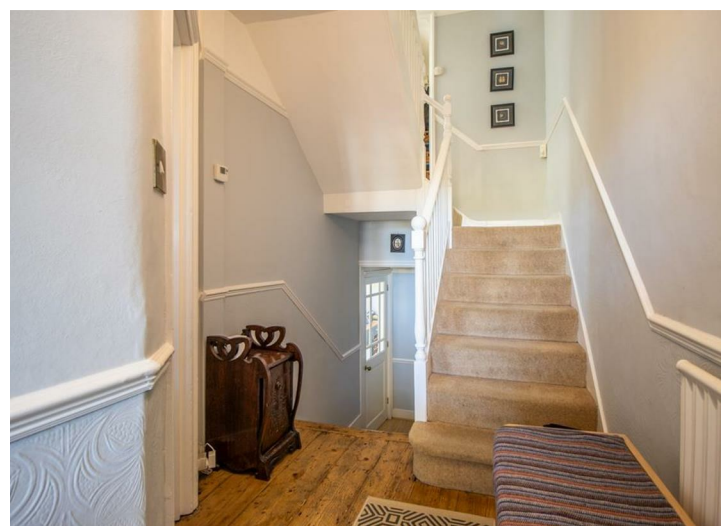
### Bathroom

9'6 x 6'6

### Large Original Storage Room

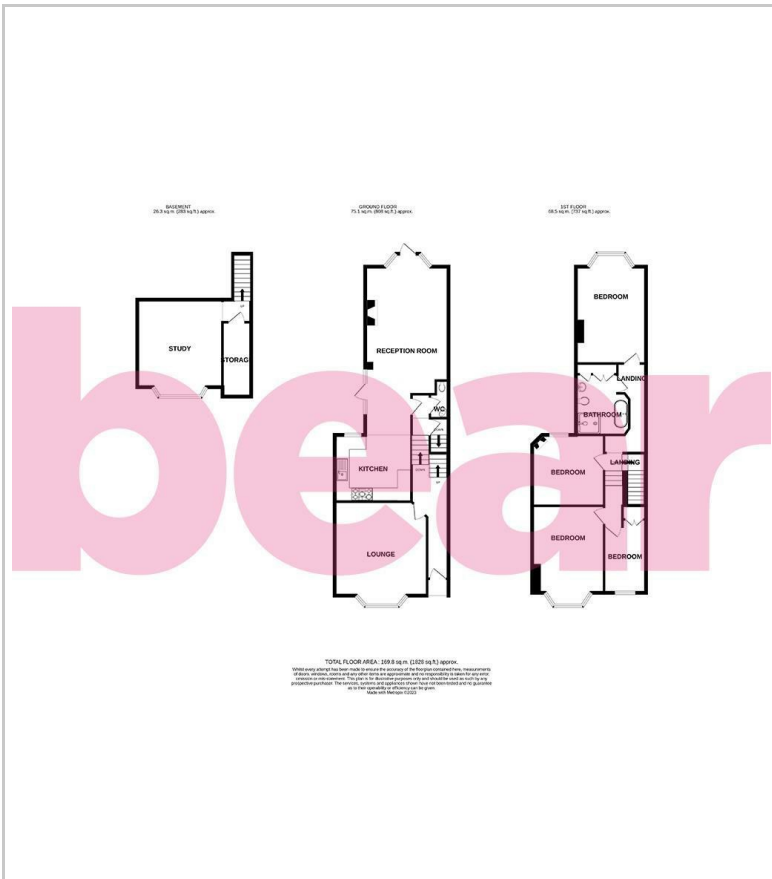
### Private South Facing Garden

### Off-Street Parking

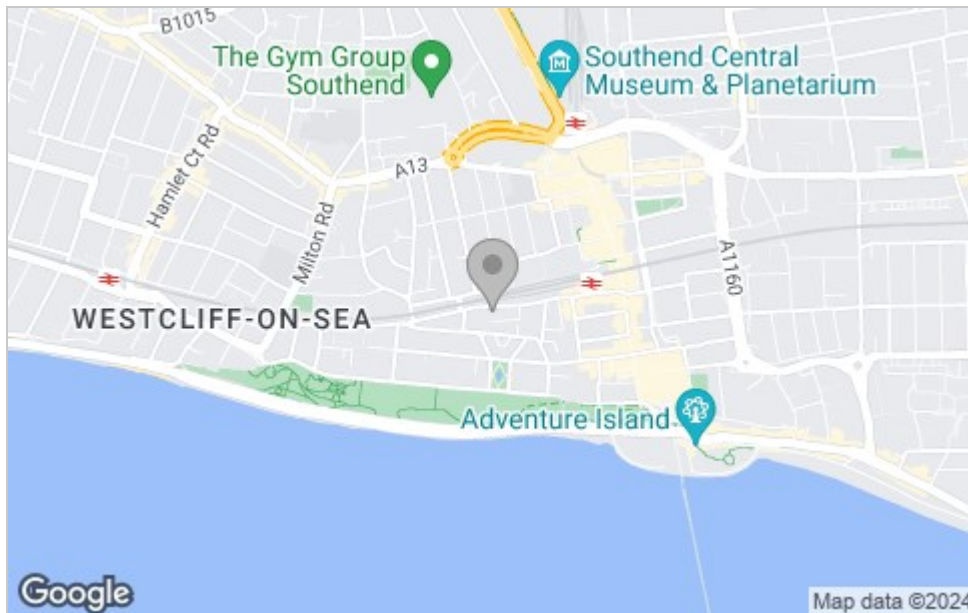




## Floor Plan



## Area Map

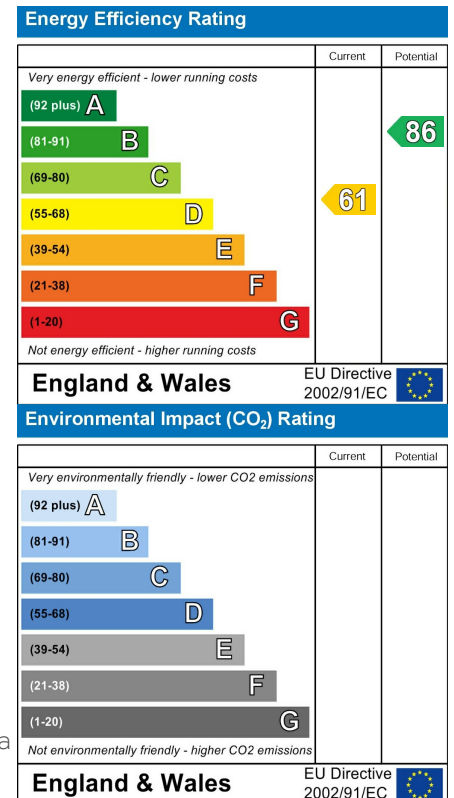


## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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