

49 Poynings Avenue, Southend-on-Sea, Essex, SS2 4RS  
Price Guide £675,000

**bear**  
*Estate Agents*



**49 Poynings Avenue, Southend-on-Sea, Essex, SS2 4RS**

**Price Guide £675,000**

**Council Tax Band: E**

\* £675,000 - £700,000 \* OVER 2100 SQ FT OF LIVING ACCOMMODATION \* DUAL OCCUPANCY LIVING WITH OWN PERSONAL ENTRANCE \* Presented to a high standard throughout, this exceptional semi-detached house offers a perfect blend of comfort, style and functionality. With its sizeable living space, extensive outdoor area and prime location, it's a fantastic opportunity for those seeking a family home or a property with flexible living arrangements. Don't miss out on this rare find!

Bear Estate Agents are excited to welcome to the market, this incredibly well presented and sizeable semi-detached family home, offering a unique and versatile lay out to suit the homeowners needs. Internally, you are welcomed into a grand entrance hall which leads to a bright and airy, dual aspect lounge which is complemented by a large bay window, a bay fronted dining room and a kitchen. An annexe leads on from the dining room, however benefits from having it's own private entrance via the stylish lounge/diner. The annexe further offers two bedrooms, an ensuite shower room, a WC and a courtesy door to the garage. The first floor is home to three good-sized double bedrooms, a single bedroom, a three piece shower room and an ensuite to the master bedroom. The third bedroom further leads to a spacious loft room. Externally, the property boasts a sizeable rear garden, as well as plenty of off-street parking for multiple vehicles and access to the large garage.

Poynings Avenue is in a popular residential area, this property is within easy reach of excellent schools, including the highly regarded Southend High School for Girls. Nearby parks, local amenities, the seafront and convenient bus and train connections, including Southend East Train Station, make this a highly desirable location for all.

## **Six Bedroom Semi-Detached House**

### **Porch**

### **Entrance Hall**

14'0 x 8'11

### **Lounge**

19'3 x 16'3

### **Dining Room**

16'5 x 12'4

### **Kitchen**

11'2 x 9'8

### **Landing**

### **Bedroom One**

16'6 x 12'7

### **Ensuite**

6'10 x 4'10

### **Bedroom Two**

11'9 x 10'8

### **Bedroom Three**

11'0 x 11'0

### **Bedroom Four**

8'9 x 8'4

### **Shower Room**

5'9 x 5'4

### **Loft Room**

14'4 x 13'1

### **Annexe Lounge/Diner**

17'11 x 15'5

### **Annexe Bedroom One**

12'3 x 9'4





**Ensuite**

7'8 x 4'7

**Annexe Bedroom Two**

8'0 x 7'9

**WC**

**Garden**

**Off-Street Parking**

**Garage**

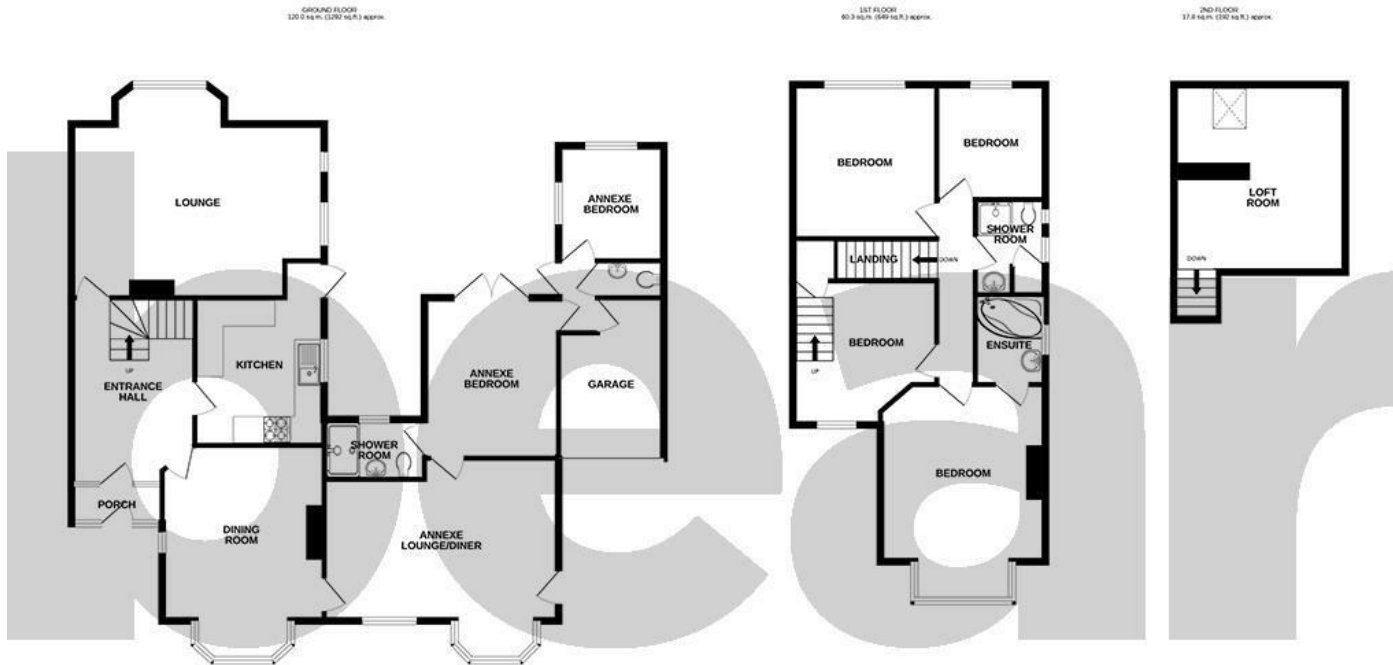


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TOTAL FLOOR AREA: 198.2 sq.m. (2133 sq.ft.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	