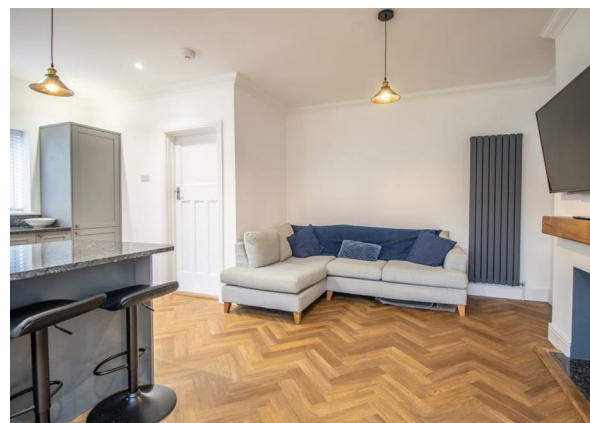


98 Manners Way, Southend-on-Sea, Essex, SS2 6PZ
Price Guide £500,000

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Estate Agents



98 Manners Way, Southend-on-Sea, Essex, SS2 6PZ

Price Guide £500,000

Council Tax Band: C

**** 1449 SQUARE FEET - BEAUTIFUL AND EXTENDED FAMILY HOME - GENEROUS PARKING AND CLOSE TO MAJOR RAIL LINKS AND AIRPORT - GUIDE PRICE £500,000-£525,000 **** This spacious four bedroom semi-detached house in Southend-on-Sea features accommodation over three floors, making it ideal for families. The modern kitchen/family room boasts bi-folding doors that open to the rear garden, creating a seamless indoor/outdoor space. With ample off-street parking and two bathrooms, this property combines convenience and comfort. Its proximity to London Southend Airport adds to its appeal, perfect for both commuters and travellers.

Bear Estate Agents are delighted to welcome to the market, this beautifully presented four bedroom semi-detached house in the heart of Southend-on-Sea. Spanning three floors, this home offers a perfect blend of space and modern living, making it ideal for families. Upon entering, you'll find a warm and inviting bay fronted lounge that provides a cozy retreat for relaxation. The standout feature of the property is the expansive kitchen/family room, with impressive herringbone flooring, designed for contemporary living. This area is filled with natural light, thanks to the bi-folding doors that open up to the incredible well-landscaped garden which has a porcelain patio and a decked seating area, seamlessly merging indoor and outdoor spaces—perfect for entertaining or enjoying family time. The kitchen benefits from having quartz worktops and ample space for cooking. A convenient under stair utility cupboard enhances practicality, along with the benefits of having a four piece bathroom suite on the first floor, as well as an ensuite shower room to the second floor master bedroom. Outside, the property features ample off-street parking on a newly installed driveway, a valuable asset in this desirable area.

Located close to London Southend Airport, schools, parks and the vibrant city centre, this property offers a fantastic lifestyle with easy access to local amenities and transport links. Don't miss the opportunity to make this wonderful house your home!

Four Bedroom Semi-Detached House

Porch

Entrance Hall

16'5 x 7'2>5'0

Lounge

14'11 x 12'3

Kitchen/Family Room

24'10>19'11 x 17'5>11'1

Utility Cupboard

First Floor Landing

Bedroom Two

14'10 x 11'2

Bedroom Three

13'0 x 11'2

Bedroom Four

8'5 x 7'10

Four Piece Bathroom

8'7 x 7'9

Second Floor Landing

Bedroom One

19'7 x 12'5>9'2>7'10

Ensuite

8'5 x 4'11

Garden

Off-Street Parking





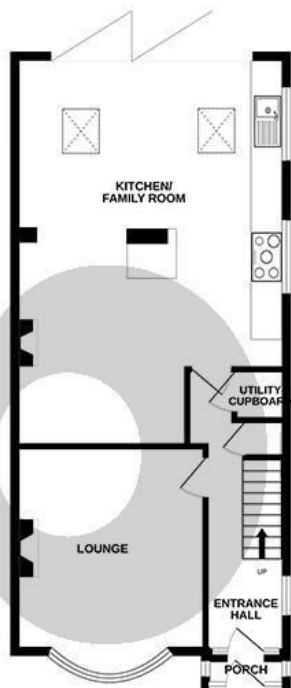


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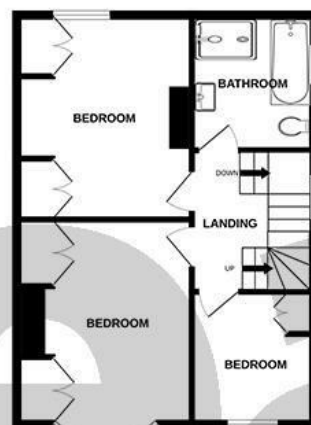
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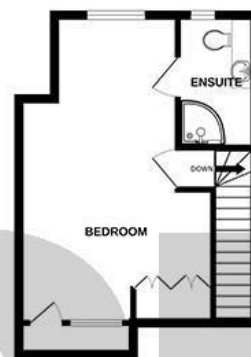
GROUND FLOOR
61.6 sq.m. (663 sq.ft.) approx.



1ST FLOOR
45.4 sq.m. (488 sq.ft.) approx.



2ND FLOOR
27.6 sq.m. (296 sq.ft.) approx.



TOTAL FLOOR AREA: 134.6 sq.m. (1449 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) A		
(81-91) B		81
(69-80) C	71	
(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	