



* £535,000 - £550,000 * Incredibly well presented and spacious semi-detached house comprising an open plan kitchen/family room, a bright and airy conservatory, four bedrooms, a four piece bathroom plus a ground floor WC, ample off-street parking, a sizeable West facing garden and an outbuilding with a WC. Situated close to schools, the seafront and more.

- Beautifully Presented Semi-Detached House
- Open Plan Kitchen/Family Room
- Four Well-Proportioned Bedrooms
- Extensive West Facing Garden
- Ample Off-Street Parking and an Electric Charging Point
- Bay Fronted Lounge
- Bright and Airy Conservatory with Underfloor Heating
- Four Piece Bathroom Suite
- Outbuilding with a WC and Power
- Double Glazing and Gas Central Heating

Lifstan Way

Southend-on-Sea

£535,000

Price Guide



Lifstan Way



Bear estate Agents are delighted to market for sale, this beautifully presented semi-detached family home in Southchurch. Internally, you are welcomed into a entrance hall which leads to a bay fronted lounge, a convenient WC and a sizeable open plan kitchen/family room which has further access to a bright and airy conservatory which has underfloor heating. To the first floor, you will find four good-sized bedrooms and a four piece family bathroom. The master bedroom boasts built-in wardrobes and an ensuite WC and is complemented by a bay window. Extras include double glazing, gas central heating, an extensive West facing garden which has an outbuilding with a WC and ample off-street parking to the front, along with access to an electric charging point.

Lifstan Way is a sought after residential road in Southend-on-Sea within walking distance of local schools, Southchurch Park and the seafront. Also within the area you will find popular amenities, bus connections and Southend East Train Station.

Four Bedroom Semi-Detached House

Entrance Hall

Lounge
15'10 x 12'5

Kitchen/Family Room
21'10 x 16'8 > 15'5

Conservatory
11'7 x 10'6

Landing

Bedroom One
15'10 x 10'0

Bedroom Two
11'5 x 9'0

Bedroom Three
9'9 x 6'9

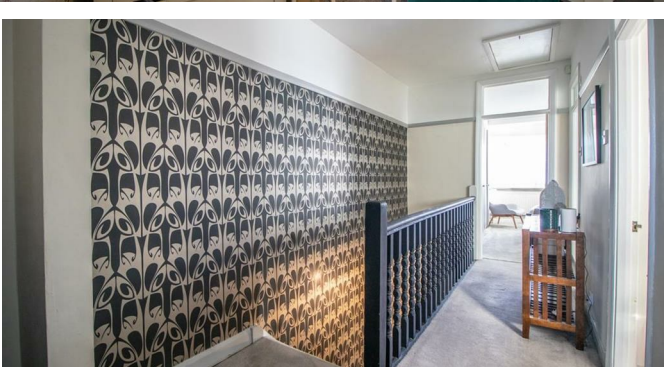
Bedroom Four
8'10 x 6'3

Four Piece Bathroom
9'6 x 8'0

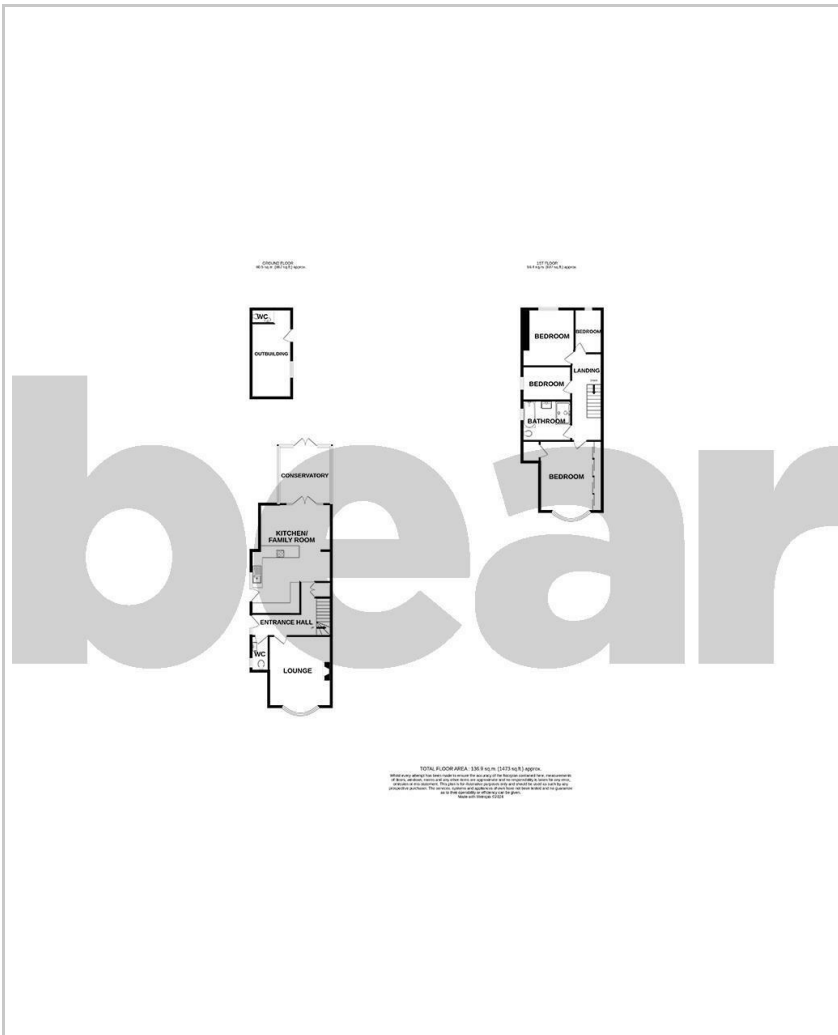
Garden

Outbuilding
17'8 x 8'1

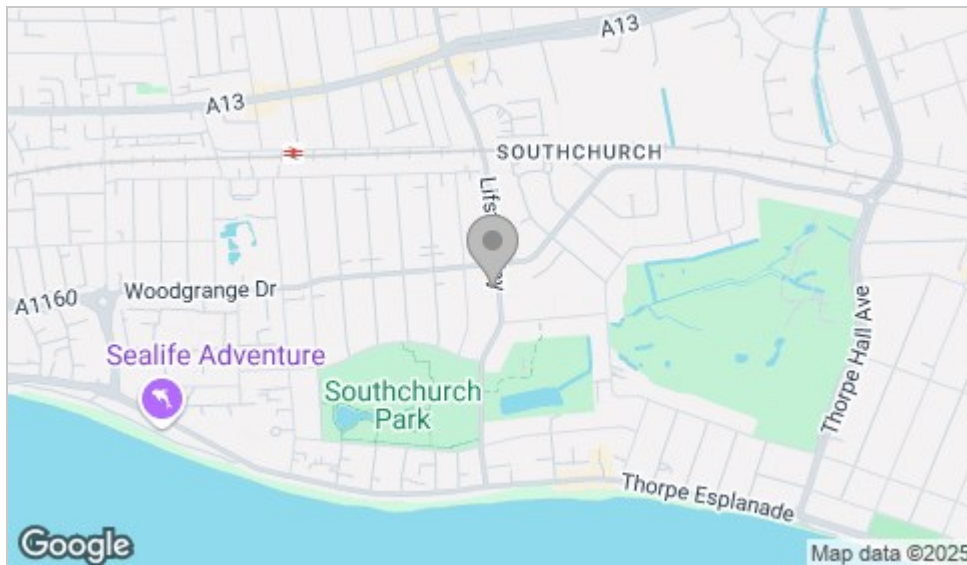
Off-Street Parking



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		