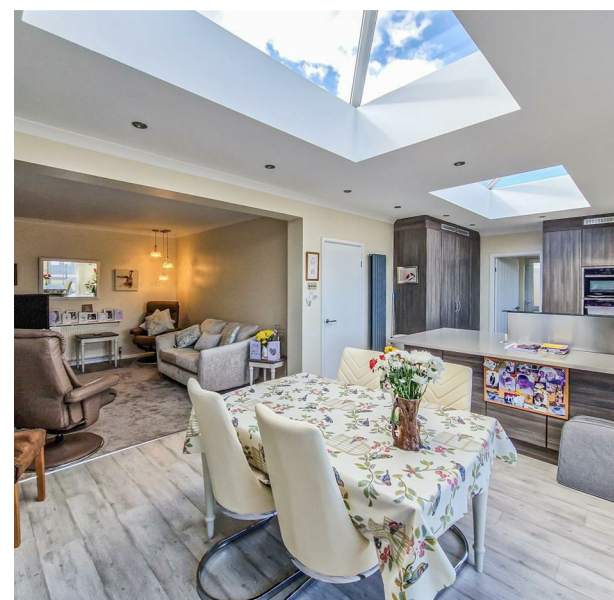


60 Arlington Road, Southend-on-Sea, Essex, SS2 4UW  
£565,000

**bear**  
*Estate Agents*





**60 Arlington Road, Southend-on-Sea, Essex, SS2 4UW**  
**£565,000**  
**Council Tax Band: D**

Bear Estate Agents are thrilled to welcome to the market this exceptionally well presented semi-detached bungalow offering a spacious lounge, an open plan kitchen/diner, a utility room, WC, three bedrooms with an ensuite to the master bedroom, a versatile bedroom/study, off-street parking, a garage and a large rear garden.

The accommodation presents an entrance hall, a spacious lounge which opens into the modern, open plan kitchen/diner, which has integrated appliances, bi-folding doors and two sky lanterns, a utility room with access to a WC, the master bedroom which has built-in wardrobes and an ensuite shower room, two further bedrooms, a versatile bedroom/study with built-in storage and a three piece bathroom. Further benefits include off-street parking, a garage, a large rear garden with a summerhouse, double glazing and gas central heating.

Arlington Road is a popular residential road in Southchurch close to well-regarded schools, iconic parks, the seafront, popular amenities, bus connections and Southend East Train Station.

#### **Entrance Hall**

#### **Lounge**

12'9 x 11'9

#### **Kitchen/Diner**

25'3 x 11'5

#### **Utility Room**

8'9 x 5'3

#### **WC**

#### **Bedroom One**

13'9 x 11'9

#### **Ensuite**

#### **Bedroom Two**

12'2 x 11'9

#### **Bedroom Three**

8'10 c 8'5

#### **Bedroom Four/Study**

8'2 x 7'5

#### **Bathroom**

#### **Off-Street Parking**

#### **Garage**

15'5 x 7'6

#### **Garden**

#### **Summerhouse**

17'2 x 10'6













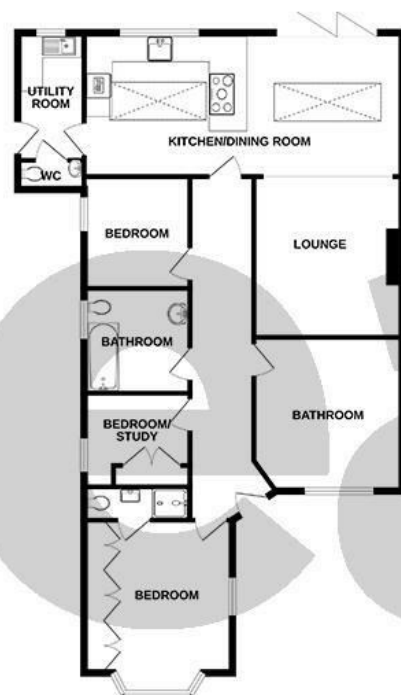


# bear

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GROUND FLOOR  
107.8 sq.m. (1160 sq.ft.) approx.



TOTAL FLOOR AREA: 107.8 sq.m. (1160 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.  
Made with Metropix 0.026

| 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>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |