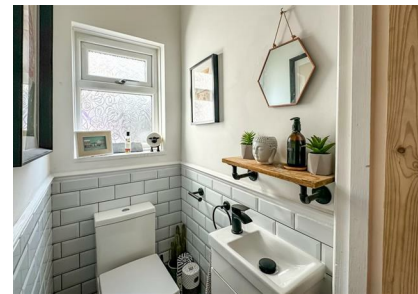


105 Victoria Road, Southend-on-Sea, Essex, SS1 2TF  
Price Guide £465,000

**bear**  
*Estate Agents*





**105 Victoria Road, Southend-on-Sea, Essex, SS1 2TF**

**Price Guide £465,000**

**Council Tax Band: C**

\* £465,000 - £495,000 \* Bear Estate Agents are pleased to present this modern and stylish four-bedroom home, ideally situated in the heart of Southchurch Village. This stunning property features a spacious open-plan kitchen/breakfast room, two additional reception rooms and a west-facing rear garden, making it the perfect home for families and professionals alike. With off-street parking and a prime location close to local schools, parks, and Southend East train station, this home offers both convenience and comfort.

The welcoming entrance hall leads to a bright and spacious lounge, complete with a large bay window and feature fireplace. Double doors open into a versatile second reception room, ideal as a playroom or dining room. The heart of the home is the modern kitchen/breakfast room, offering high-gloss units, integrated appliances and direct access to the garden, perfect for entertaining. The ground floor also benefits from a WC, for added convenience. Upstairs, the property boasts four well-proportioned bedrooms, including a generous master with a bay window and a stylish family bathroom. The west-facing rear garden provides an ideal outdoor retreat, while off-street parking for two vehicles ensures practicality for busy households.

Nestled in the sought-after Southchurch Village, this home is within easy reach of local amenities, parks, and reputable schools. Southend East train station is just a short walk away, providing direct links to London, making it an excellent choice for commuters.

### **Entrance Hall**

#### **Lounge**

15'1 x 13'6

#### **Dining Room**

13'4 x 10'4

#### **Kitchen/Breakfast Room**

22'6 x 13'5

#### **WC**

### **Landing**

#### **Bedroom One**

15'2 x 12'4

#### **Bedroom Two**

13'4 x 10'3

#### **Bedroom Three**

10'3 x 8'4

#### **Bedroom Four**

11'11 x 6'7

### **Bathroom**

### **West Facing Garden**

### **Off-Street Parking**











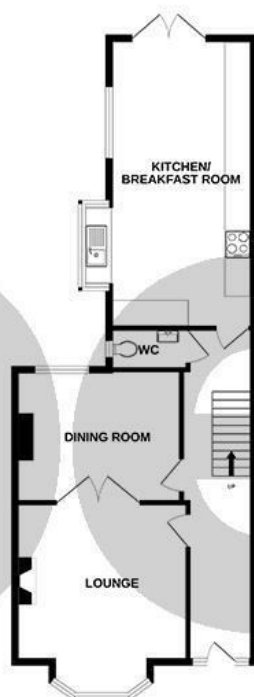


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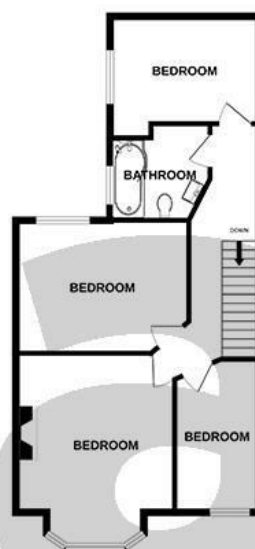
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GROUND FLOOR  
68.2 sq.m. (738 sq ft.) approx.



1ST FLOOR  
58.3 sq.m. (629 sq ft.) approx.



TOTAL FLOOR AREA: 126.5 sq.m. (1367 sq ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the area of the property is not guaranteed. Measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not to be taken as a guarantee as to their condition or efficiency at the time of sale.  
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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>                            |                         |           |
| (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 2002/91/EC |           |