



* £500,000 - £525,000 * Positioned on the ever-popular Rutland Avenue, just moments from Southend's vibrant seafront, this charming three bedroom semi-detached house offers generous living space, period character and modern comforts, perfect for growing families or those seeking versatile accommodation.

- Spacious Semi-Detached Family Home
- Sizeable Open Plan Dining/Sitting Room
- Two Generous Double Bedrooms and One Single Bedroom
- Extensive 90ft Garden
- Side Access
- Beautiful Bay Fronted Lounge
- Good-Sized Kitchen with a Separate Utility Room
- Four Piece Bathroom and a Ground Floor Shower Room
- Off-Street Parking to the Front
- Double Glazing and Gas Central Heating

Rutland Avenue

Southend-on-Sea

£500,000

Price Guide



Rutland Avenue



Step inside through a welcoming porch into a spacious entrance hall which leads to a bright, bay-fronted lounge featuring a beautiful feature fireplace, the spacious open plan 'L' shaped dining and sitting room, offering flexible living and entertaining space, as well as an adjoining kitchen leading to a large utility room. A handy ground floor shower room, enhances everyday practicality. Upstairs, you'll find three well-proportioned bedrooms and a larger than average, four-piece family bathroom, offering both a bathtub and separate shower. Outside, the property truly impresses with a sizeable 90ft rear garden, perfect for summer gatherings or outdoor play. There is also off-street parking, side access and the home is mostly well-presented throughout, ready to move into with scope to personalise.

Located in the highly desirable Southchurch area of Southend-on-Sea, this home is perfectly positioned for both convenience and lifestyle. Just a short stroll from the seafront, residents can enjoy scenic coastal walks, beachside leisure, and vibrant cafes. Southchurch Park is moments away, offering expansive green space, formal gardens, a boating lake, and a café. Excellent transport links are close by, with Southend East Train Station providing direct services to London Fenchurch Street, making commuting straightforward. The area is also well-served by local shops, restaurants and schools including Greenways Primary and Southchurch High, ensuring everything you need is within easy reach.

Three Bedroom Semi-Detached House

Porch

Entrance Hall

Lounge
17'10 x 12'4

Dining/Sitting Room
25'3 x 12'0 x 9'10

Kitchen
11'9 x 7'10

Utility Room
17'3 x 11'7 x 7'3

Shower Room

Landing

Bedroom One
12'10 x 10'8

Bedroom Two
12'0 x 10'1

Bedroom Three
8'11 x 6'3

Bathroom
10'2 x 7'11 x 6'4

Garden
90'0

Off-Street Parking

Side Access



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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
EU Directive 2002/91/EC		