



* £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

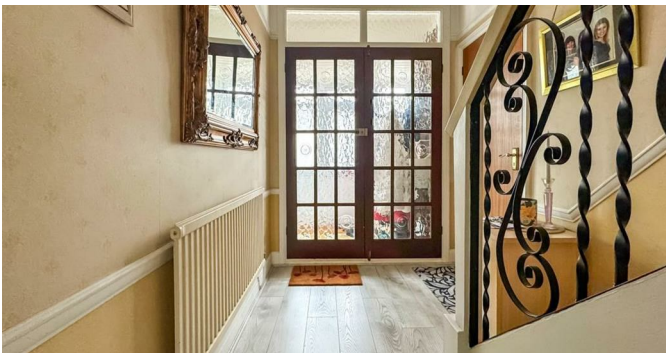
10'2 x 7'11 x 6'4

Garden

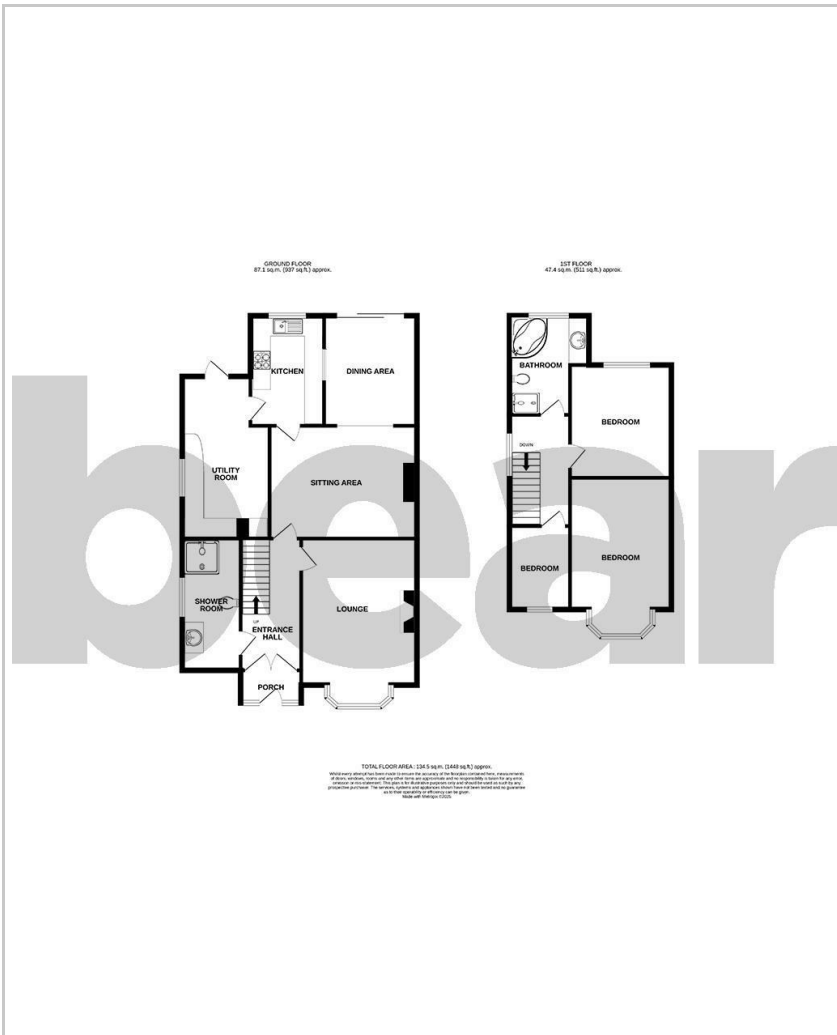
90'0

Off-Street Parking

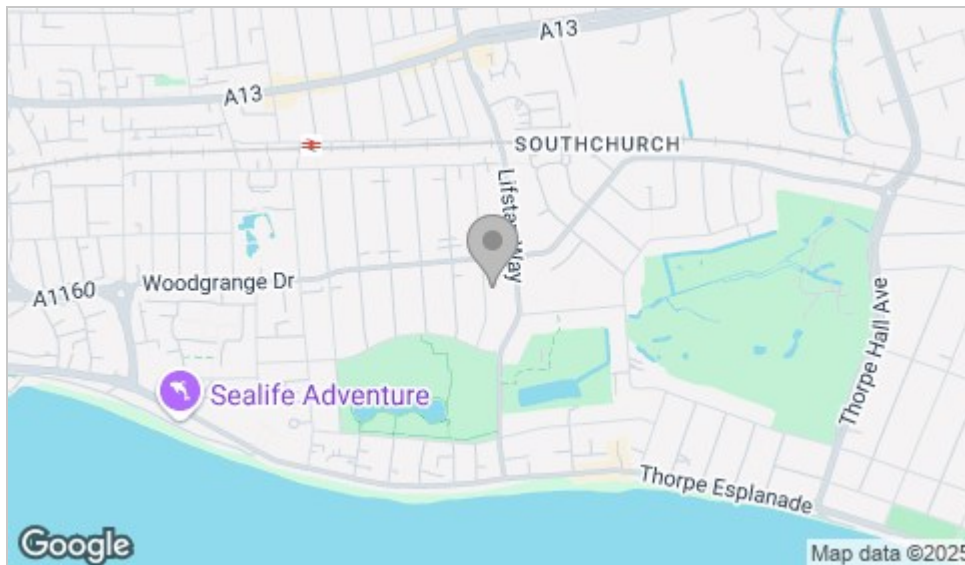
Side Access



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		
(81-91) B		
(69-80) C		
(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		
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		