



* £535,000 - £555,000 * Bear Estate Agents are delighted to present this beautifully extended four-bedroom semi-detached home, ideally located just moments from Southchurch Park and the seafront, offering spacious living across three floors and a generous garden with a stunning open outlook.

- Four spacious bedrooms across three floors
- Extended kitchen/diner with bi-folding doors
- Luxury four-piece bathroom with jacuzzi bath and separate shower
- Beautiful 60ft rear garden with open aspect
- Sought-after Lifstan Way location near seafront and park
- Stunning 28ft lounge with bay window and fireplaces
- Underfloor heating to kitchen and bathroom
- Master bedroom with panoramic views and en suite
- Ample off-street parking and possible garage space
- Excellent school catchment and rail links to London

Lifstan Way

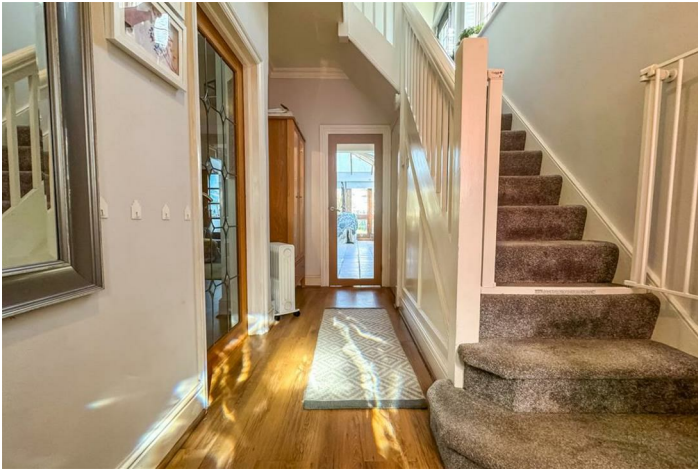
Southend-on-Sea

£535,000

Price Guide



Lifstan Way



This substantial family home blends period charm with modern living, offering versatile accommodation across three well-appointed floors. The ground floor features a welcoming entrance hallway, an expansive 28ft lounge with two character fireplaces, a guest WC and a stunning open-plan kitchen/diner with underfloor heating and bi-folding doors opening onto a well-established 60ft garden. On the first floor, you'll find three generously sized bedrooms and a luxurious four-piece family bathroom, also with underfloor heating. The top floor hosts a grand master suite with far-reaching views, eaves storage and an en suite shower room. Additional benefits include gas central heating, majority double glazing, a private driveway with space for multiple vehicles and potential for a garage.

Lifstan Way is a sought-after tree-lined road in Southend-on-Sea, perfectly positioned for families and commuters alike. The property falls within the Greenways School catchment and is just a short stroll from Southchurch Park, the beautiful seafront and a variety of local shops and eateries. Excellent transport links are close by, including Southend East Train Station, offering direct services to London Fenchurch Street, as well as easy access to the A127.

Four Bedroom Semi-Detached House

Porch

Entrance Hall

13'9 x 6'5

Lounge/Diner

28'11 x 12'4

Kitchen/Diner

22'0 x 12'5 x 19'0

WC

First Floor Landing

Bedroom Two

15'9 x 12'0

Bedroom Three

12'11 x 11'2

Bedroom Four

7'7 x 7'6

Bathroom

9'5 x 7'10

Second Floor Landing

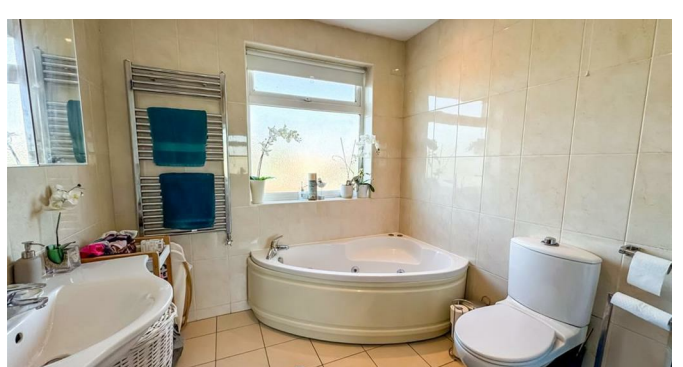
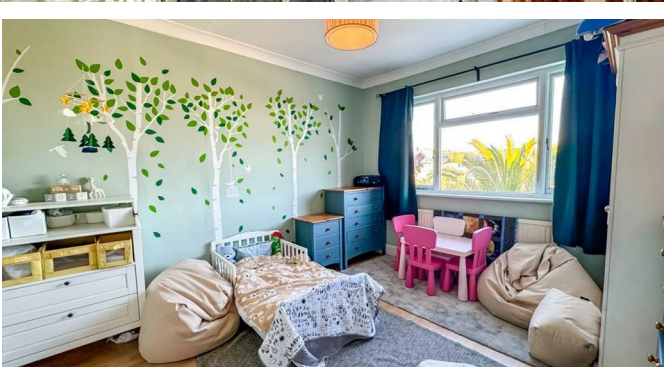
Bedroom One

15'0 x 13'9

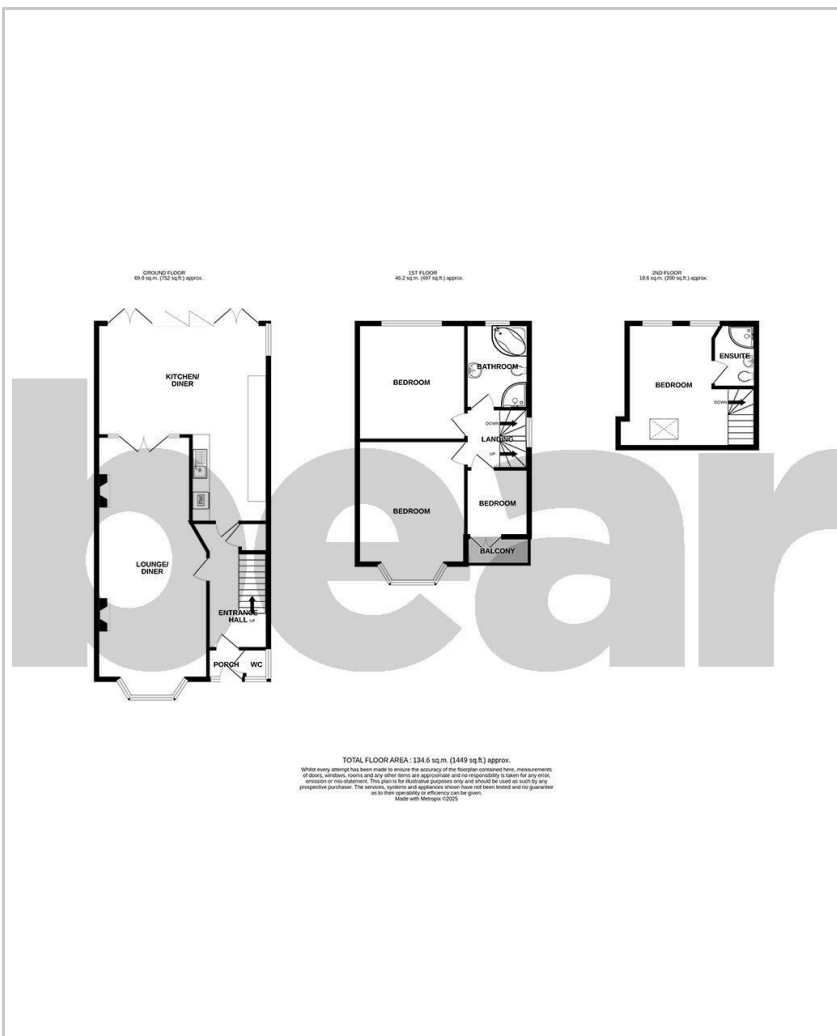
Ensuite

Garden

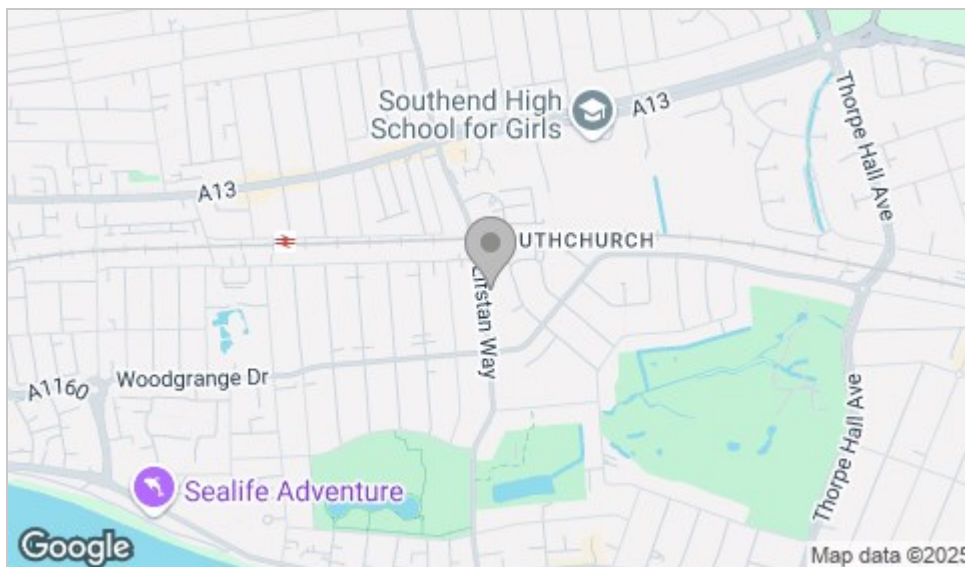
Off-Street Parking



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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204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 info@bearestateagents.co.uk <https://www.bearestateagents.co.uk>

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		