



Alexandra Road | Southend-on-Sea | SS1 1HB

Price Guide £625,000

**bear**  
*Estate Agents*

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Southend-on-Sea | SS1 1HB  
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\* £625,000 - £650,000 \* Clifftown Conservation Area \* Bear Estate Agents are delighted to present this charming three bedroom semi-detached character home, ideally positioned within the highly sought-after Clifftown Conservation Area of Southend-on-Sea. Packed with period features including multiple fireplaces, bay windows and generous room sizes, the home offers spacious living accommodation across two floors, a walled rear garden and off-street parking — making it an exceptional choice for families and commuters alike.

- Charming Three Bedroom Semi-Detached Character Home
- Bay Fronted Lounge and Dining Room with Fireplaces
- Ground Floor WC
- Two Piece Bathroom and a WC on the First Floor
- Off-Street Parking for Two Vehicles
- Situated within the Sought-After Clifftown Conservation Area
- Large Kitchen/Breakfast Room
- Two Double Bedrooms and One Large Single Bedroom
- Walled Rear Garden
- Double Glazing and Gas Central Heating





Internally, the property begins with a welcoming entrance hall which leads to a beautiful bay fronted lounge, complemented by a feature fireplace and French doors opening into the separate dining room, which also boasts its own fireplace. The generous kitchen/breakfast room provides an ideal social hub for family meals and entertaining, complete with a feature fireplace and direct access to the rear garden. A convenient ground floor WC completes the lower level. To the first floor, the spacious landing leads to a large principal bedroom featuring a feature fireplace and built-in wardrobes, a second double bedroom with its own fireplace, and a sizeable single bedroom. The floor is finished with a two piece bathroom offering built-in storage, plus a separate WC. Externally, the home enjoys a walled rear garden, perfect for outdoor dining and family activities. The front of the property provides off-street parking for two vehicles. Further benefits include double glazing and gas central heating throughout.

Situated within the prestigious Clifftown Conservation Area, this property is ideally located within catchment for Barons Court Primary School (rated 'Outstanding' by Ofsted), Milton Hall Primary School and Nursery, and is also within a close distance of excellent local grammar schools (Southend and Westcliff High Schools). The seafront, Cliffs Pavilion Theatre, Prittlewell Square and bowling green are close to hand, whilst Southend's vibrant city centre and a wealth of amenities including shops, cafés and restaurants are only a short stroll away. Excellent transport links are close by, including London Road, bus routes, and Southend Central (an approximate 10 minute walk away) and Southend Victoria Train Stations, both offering direct lines into London.

## Three Bedroom Semi-Detached House

### Entrance Hall

24'3 x 5'3 (7.39m x 1.60m)

### Lounge

14'3 x 12'2 (4.34m x 3.71m)



**Dining Room**

12'2 x 11'6 (3.71m x 3.51m)

**Kitchen/Breakfast Room**

17'2 x 11'6 (5.23m x 3.51m)

**WC**

5'5 x 2'9 (1.65m x 0.84m)

**Landing**

26'2 x 5'2 (7.98m x 1.57m)

**Bedroom One**

18'1 x 11'5 (5.51m x 3.48m)

**Bedroom Two**

12'3 x 11'10 (3.73m x 3.61m)

**Bedroom Three**

11'7 x 7'3 (3.53m x 2.21m)

**Two Piece Bathroom**

9'2 x 5'7 (2.79m x 1.70m)

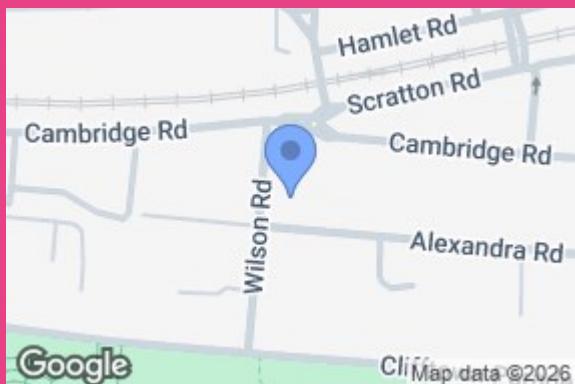
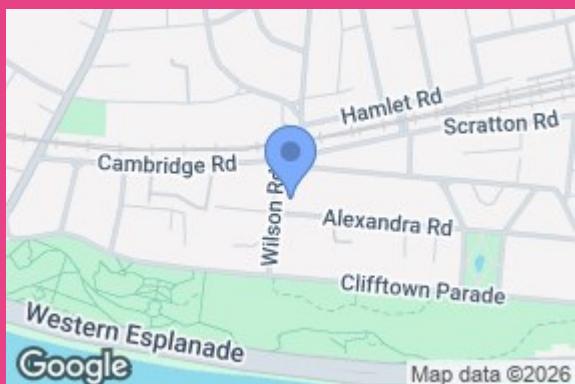
**WC**

5'7 x 2'7 (1.70m x 0.79m)

**Rear Garden****Off-Street Parking****Agents Notes**

There is potential for a loft extension (STPP). Planning has been passed previously.





GROUND FLOOR  
60.7 sq m. (653 sq ft.) approx.

1ST FLOOR  
60.0 sq m. (646 sq ft.) approx.

KITCHEN/ BREAKFAST ROOM  
WC  
DINING ROOM  
LOUNGE  
UP

BEDROOM  
BATHROOM  
WC  
BEDROOM  
BEDROOM  
air

TOTAL FLOOR AREA: 120.7 sq m. (1299 sq ft.) approx.  
Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are for guidance purposes only. Prospective buyers should not rely on these measurements and must satisfy themselves as to the dimensions of the property by referring to the relevant Ordnance Survey map or by inspection or by a surveyor. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale. The plan is not to be used for statutory purposes and should not be relied on as to their currency or efficiency. It can be given  
as to their currency or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	79
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	63
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

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