

33-35 South Street, Rochford, Essex, SS4 1BL
£550,000

bear
Estate Agents



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Council Tax Band: E

Bear Estate Agents are delighted to bring to the market this charming and exceptionally rare Grade II listed three-bedroom cottage, steeped in history and brimming with character, situated in the heart of central Rochford. This one-of-a-kind home offers beautifully presented accommodation arranged over two floors, including multiple reception rooms, a spacious kitchen/breakfast room, landscaped gardens, a studio with annexe potential (STPP), and ample off-street parking.

Located on the desirable South Street in Rochford, this picturesque cottage is just a short stroll from Rochford Town Centre, local shops and eateries, Rochford Train Station (offering direct access into London Liverpool Street), London Southend Airport, and excellent schools including Stambridge Primary Academy and Waterman Primary Academy.

Lounge

14'7 x 13'9

The principal reception room boasts a stone hearth fireplace with inset gas burner, exposed beams, and a large sash window flooding the room with light. Offers access to the first floor via a private staircase and has under-stairs storage.

Sitting Room

14'9 x 11'5

A warm and inviting space with original beamed ceilings, tiled flooring, and a beautiful character fireplace with gas fire. Dual access to the dining room and kitchen/breakfast room, with a rear inner lobby staircase rising to the first floor.

Dining Room

14'5 x 10'3

Perfect for formal dining or everyday meals, with dual-aspect wooden sash windows, feature fireplace, under-stairs cupboard, and characterful beamed walls.

Kitchen/Breakfast Room

24'8 x 8'6

A large and functional family space with high-quality base and eye-level units, granite worktops, Rayburn Aga providing central heating, and integrated space for a range cooker. Multiple windows allow natural light, and a door leads to the courtyard. Tiled floors and splashbacks, exposed brick, and ceiling beams continue the cottage's period charm.

Utility Room

9'9 x 5'0

Offering butler sink, plumbing for appliances, and plenty of base-level units. Featuring original brick flooring, this room is highly functional for busy households.

Boot Room

9'8 x 4'10

With practical tiled flooring, fitted worktop, shelving, exposed brickwork, and beamed ceiling. A great transitional space to the utility room and courtyard garden.

Lobby

Features exposed beams, two windows, courtyard access, and door to the bathroom.

Bathroom

A traditional suite with roll-top bath, vanity basin, WC, heated towel rail, exposed beams, and tiling throughout.

Bedroom One

14'8 x 11'2

Spacious master suite with original fireplace, front and rear windows, linen cupboard, and access to the dressing room.

Dressing Room

8'7 x 5'4

Ample hanging and shelf space with fitted wardrobes, side window, and direct access to the ensuite.

Ensuite Shower Room

Modern and stylish, fitted with a large walk-in shower, WC, vanity basin, tiled floors and walls, and a side window.

Bedroom Two

15'0 x 14'5

A bright and airy double with dual-aspect windows, fitted wardrobes, and beamed ceiling.

Bedroom Three

14'8 x 10'1

A further double bedroom with window to front, fitted wardrobes, and beam features. Reduced-height access connects to bedroom two.

Studio

20'0

Accessed via private stairs from the courtyard. This excellent additional space





offers versatility for use as a home office, guest suite, or potential annexe (STPC), with hayloft doors, desk area, vaulted ceiling, and beamed flooring.

Garden

A tranquil and private courtyard-style garden with lawn, mature shrubs, paved areas, trellis features, and shed. Ideal for relaxing or entertaining.

Off-Street Parking

Printed concrete driveway behind wooden gates provides off-street parking for multiple vehicles, along with a covered car port and side access.



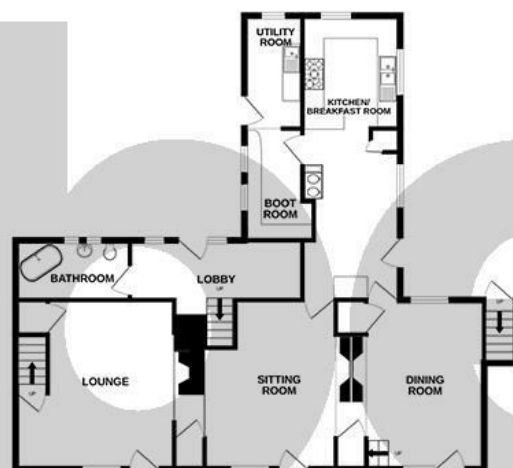
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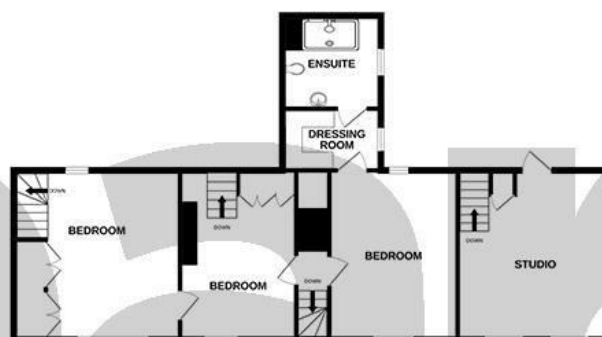
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GROUND FLOOR
94.3 sq.m. (1015 sq.ft.) approx.



1ST FLOOR
79.6 sq.m. (857 sq.ft.) approx.



TOTAL FLOOR AREA: 174.0 sq.m. (1873 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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