



## Southend-On-Sea, Guide Price £389,500 - £400,000, 4 Bed Terraced House

Stunning, **FOUR BED** Family Home on the Highly Sought After "Pegasus Estate" just 0.4 mile from Southend East Train Station and close to Southend Girls Grammar School and Seafront.

Good size Lounge and Modern 15ft Fitted Kitchen / Breakfast Room.

Garage and Off Street Parking. **MUST BE VIEWED.**

Council Tax Band: D    EPC Rating: TBD



Athena Close, Essex, SS2 4GL

HIGHLY SOUGHT AFTER "PEGASUS ESTATE"  
JUST A FEW MINUTES FROM SOUTHEND SEAFRONT

THREE / FOUR BEDROOM FAMILY HOME JUST A SHORT WALK TO  
"SOUTHEND HIGH" GIRLS GRAMMAR SCHOOL

ONLY 0.4 MILES TO SOUTHEND EAST TRAIN STATION  
(APPROX 10 MINUTE WALK)

LOUNGE TO FIRST FLOOR 15 FT X 13 FT 3

STUNNING MODERN 15ft FITTED KITCHEN / BREAKFAST ROOM  
WITH DOOR TO REAR GARDEN

GROUND FLOOR WC / SECOND FLOOR FAMILY BATHROOM /  
EN-SUITE TO MASTER

VERSATILE ACCOMMODATION I.E 4 BEDS ONE RECEPTION  
OR 3 BEDS TWO RECEPTIONS

GOOD SIZE ROOMS THROUGHOUT IN A LOVELY SETTING

GARAGE AND OFF-STREET PARKING FOR 1-2 VEHICLES

MUST BE VIEWED. NO STAMP DUTY FOR FIRST TIME BUYERS

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Energy Performance Rating: TBD

Council Tax Band: D

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only,  
potential buyers are advised to re-check the measurements before committing  
to any expense.

#### Rooms:

**Entrance Hall** with Under Stair Storage  
15' 2" (4.62m)

**Ground Floor Cloakroom / WC**  
6' 6" x 3' 7" (1.98m x 1.09m)

**Modern Fitted Kitchen / Breakfast**  
15' x 11' max (4.57m x 3.35m max)

**Ground Floor Bedroom**  
11' x 8' 10" (3.35m x 2.69m)

**First Floor Landing** with Window to Front

**Lounge / Dining Room**  
15' x 13' 3" (4.57m x 4.04m)

**First Floor Bedroom** with Fitted Wardrobe  
12' 5" x 9' (3.78m x 2.74m)

**Second Floor Landing**

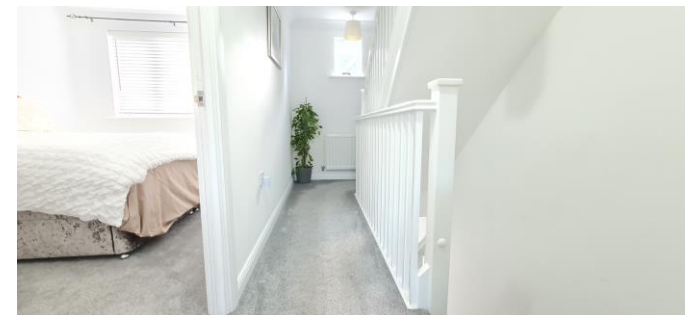
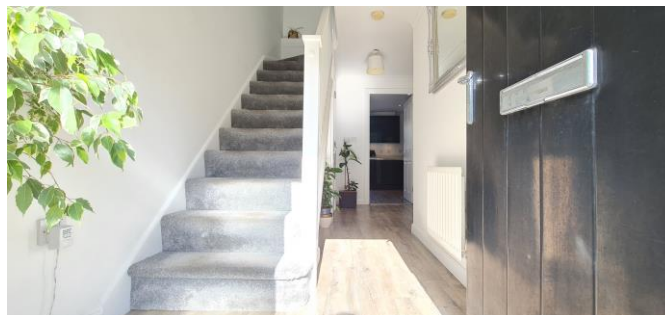
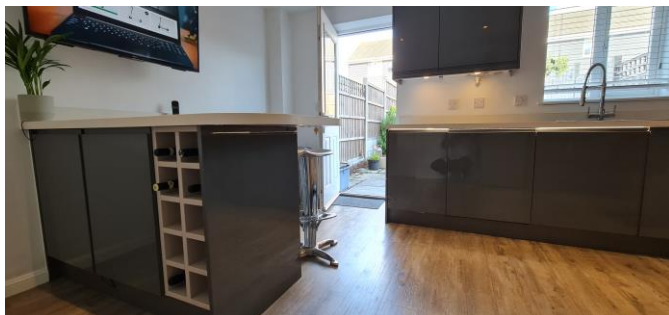
**Master Bedroom** with En Suite  
13' 3" x 9' 2" (4.04m x 2.79m)

**En Suite Shower Room**  
6' 3" x 5' 8" (1.90m x 1.73m)

**Bedroom** with Fitted Wardrobes and Window to Front  
14' 10" max x 9' 2" (4.52m max x 2.79m)

**Family Bathroom**  
6' 9" x 5' 7" (2.06m x 1.70m)

**Rear Garden / Garage & Parking**



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