



**DEDMAN
GRAY**

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22 Clifftown Parade, Southend-On-Sea

£940,000



Spacious 3-bedroom family home in sought-after Clifftown Parade conservation area with estuary views. 3 reception rooms, kitchen/diner, utility room, luxury bathroom & en-suite. Ample parking, detached garage, potential for loft extension, subject to planning. Generous garden.

Council Tax band: F

- Spacious family home situated in the popular Clifftown conservation area
- 3 Large bedrooms
- 3 Reception Rooms
- Kitchen/diner
- Utility Room & Separate WC
- Luxury family bathroom
- En-suite shower room to bedroom 3
- Ample parking to front and a detached garage to side
- Potential to extend in the loft, subject to planning
- Panoramic estuary views from the lounge and master bedroom

Double doors leading to:

Entrance Porch

Original tiled floor, high smooth plastered ceiling with ornate coving, further glazed double doors leading to:

Entrance Hall

23' 2" x 6' 9" (7.06m x 2.06m)

Maple solid hardwood flooring with stairs leading to the first floor, one radiator, dado rail, picture rail, coving to smooth plastered ceiling, large understairs storage cupboard housing gas and electric meters, recess area with door leading large storage cupboard with shelving.

Lounge 16' 6" x 14' 5" (5.03m x 4.39m)

Large wooden sash window to front with estuary views, wooden flooring, feature fireplace with inset wood burner to remain, which we are advised by the vendor is smokeless and the chimney was relined in 2020, one radiator, coving.

Dining Room 14' 5" x 13' 9" (4.39m x 4.19m)

New double glazed wooden sash windows to side with bespoke fitted shutters to remain, one radiator, wooden flooring, fireplace with sleeper above, picture rail, ornate coving to smooth plastered ceiling, glazed door to:

Home Office/Bedroom 4' 12' 3" x 8' 5" (3.73m x 2.57m)

Obscure double glazed window to side, bespoke home office with fitted units and cabinets, new carpet, smooth plastered ceiling, one radiator.

Kitchen 12' 8" x 12' 5" (3.86m x 3.78m)

Double glazed window to rear, red tiled quarry flooring, range of base and eye level units with built in 4 ring gas hob with extractor fan above and oven below, stainless steel sink unit with mixer taps inset to worktop, wall mounted air conditioning unit, one radiator, door to walk in pantry cupboard with shelving and further door to:

Utility Room

4' 6" x 4' 6" (1.37m x 1.37m)

Plumbing for washing machine with worktop and shelving above, power and lighting door giving access to the garden and further door to:

Cloakroom

Obscure window to rear, low flush WC and wash hand basin, half tiled walls.

First Floor Landing

Dado rail, one radiator, new carpet, picture rail, coving to smooth plastered ceiling and loft hatch, which is ideal, subject to planning, for another room and en-suite, houses a wall mounted boiler for hot water and gas central heating.





Garden

The property comes with a good sized lawned rear garden and access to a detached garage that measure 21'3 x 9'2

Garage

Single Garage

The front has an ew resin drive that gives you space for parking and access to the side leading to a detached garage with access via a gate

Bedroom 1 16' 6" x 14' 5" (5.03m x 4.39m)

Double glazed sash windows to front with superb estuary views, one radiator, picture rail, ornate coving to smooth plastered ceiling and a wall mounted air conditioning unit.

Bedroom 2 14' 4" x 13' 8" (4.37m x 4.17m)

New double glazed wooden sash windows to side with bespoke fitted shutters to remain, one radiator, picture rail and shelving to one recess.

Bedroom 3 12' 5" x 9' 1" (3.78m x 2.77m)

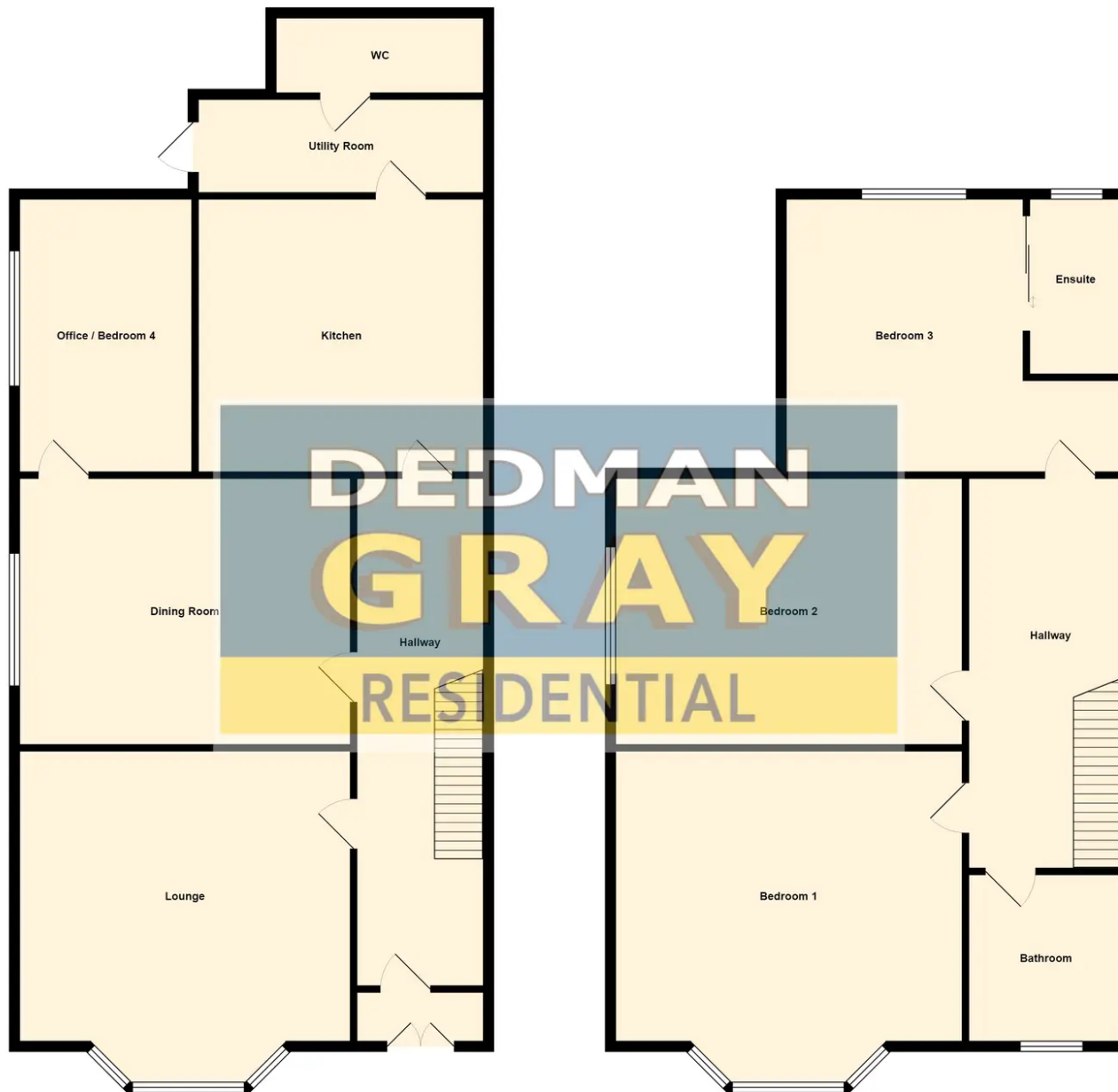
Double glazed window to rear, one new radiator, smooth plastered ceiling, and door to:

En Suite Shower Room

Obscure double glazed window to rear, single shower cubicle with mixer taps and shower attachment and further rainfall shower over, wash hand basin, low flush WC, tiled floor and walls, smooth plastered ceiling with downlights.

Luxury Family Bathroom

Double glazed sash window to front with bespoke fitted shutter, freestanding claw bath with central mixer taps, high flush WC and large vanity unit. Inset to the alcove is a single shower cubicle with mixer taps and shower attachment and further rainfall shower over, tiled walls, smooth plastered ceiling with downlights.



All measurements are approximate and for display purposes only



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