



CONISTON

SOUTHEND-ON-SEA, SS2 6SN

PRICE GUIDE £450,000
FREEHOLD

**** A TRULY EXCEPTIONAL HOME WHICH HAS BEEN HEAVILY EXTENDED TO PROVIDE FOUR/FIVE BEDROOMS AND WONDERFUL SIZE LIVING AREAS - GUIDE PRICE £450,000-£475,000 ****

RP&C.
RICKY, PLANT & CHEN-PORTER

CONISTON

- Beautifully Presented Family Home • Four/Five Versatile Double Bedrooms • Off-Street Parking for Three/Four Vehicles • Stunning Kitchen/Diner • Air Conditioning to Two Bedrooms • Low Maintenance Rear Garden with Sizeable Summerhouse • Quiet cul-de-sac Location • Within Easy Reach of Extremely Well Regarded Schools • Convenient Access to Southend Airport and Amenities • A Fantastic Family Home



RP & C Estate Agents are delighted to present to the market this beautifully extended and immaculately presented four-bedroom family home, ideally located in a highly sought-after part of Eastwood, Leigh-on-Sea.

From the moment you step inside, this elegant residence welcomes you with a warm and inviting entrance hallway, setting the tone for the spacious and thoughtfully arranged accommodation beyond. The ground floor boasts a generously sized main living room, flooded with natural light—perfect for relaxed evenings with family or entertaining guests. A versatile second reception room/snug offers the perfect space for a cosy hideaway, home office or children’s playroom.

To the rear of the property, the heart of the home awaits: a stunning open-plan kitchen and dining room, designed to impress. Overlooking the rear garden, this contemporary space blends style and function, ideal for everything from everyday meals to hosting vibrant gatherings. Additional ground floor benefits include a convenient cloakroom, perfect for visiting guests.

Upstairs, you’ll find four well-proportioned bedrooms, each offering a comfortable and peaceful retreat, alongside a stylish family bathroom.

Externally, the property continues to shine. The generous rear garden has been beautifully landscaped for low-maintenance enjoyment, featuring an attractive briquette patio area for outdoor dining, a dedicated seating space, and an artificial lawn—perfect for play or peaceful lounging. To the front, the property enjoys generous off-street parking.

Positioned in a popular residential area of Eastwood, the property is ideally placed for access to excellent local schools, nearby shops, and convenient bus routes. The vibrant Rayleigh High Street, the bustling amenities of Southend, and Southend Airport are all within easy reach, making this a perfectly located home for families and commuters alike.

Further benefits include double-glazed windows, gas central heating, and a wealth of extended living space throughout.

This is a truly special home that combines comfort, space, and location—early viewing is strongly recommended to avoid disappointment.

Entrance Porch

Feature composite front door, ceiling light, wood floor, double glazed obscure window to front and built in cupboard.

Spacious Lounge

Smooth ceiling, 2 vertical radiators, understairs storage cupboard, door to:

Grand Kitchen/Diner

A modern range of eye and base level units, tiled floor, smooth ceiling, 2 double glazed window to rear aspect, double glazed French doors to garden, feature Butler sink and drainer unit, oven, microwave and hob, built in dishwasher, space for washing machine and tumble dryer, door leading to inner hallway, access to:

Guest w.c

Tiled floor, smooth ceiling with inset downlighters, double glazed obscure window to side, w.c and sink unit.

Snug/Versatile Reception Room/Bedroom Five

Smooth ceiling, double glazed window to front aspect, radiator, storage cupboard.

First Floor Landing

Smooth ceiling with inset downlighters, doors to:

Bedroom One

Wood floor, smooth ceiling, radiator, built in units/wardrobes, double glazed window to front aspect.

Bedroom Two

Smooth ceiling, fitted wardrobes/units, radiator, double glazed window to rear aspect.

Bedroom Three

Smooth ceiling, 2 ceiling lights, radiator, double glazed window to rear aspect.

Bedroom Four

Smooth ceiling, ceiling light, radiator, double glazed window to front aspect.

Family Bathroom/w.c

A luxury suite with bath and rain shower over, sink, w.c with vanity unit, towel rail, tiled floors, part tiled walls, smooth ceiling, double glazed obscure window to rear.

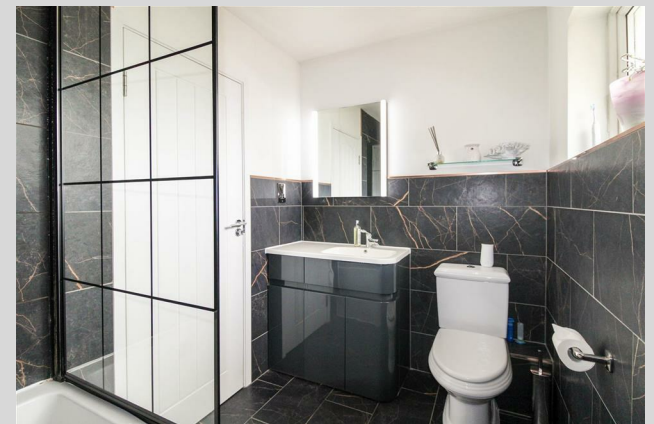
Rear Garden

The garden commences with paved area, the laid to lawn, large shed, outbuilding which could be an office or garden room, side access.

Independent Driveway

There is off street parking for 3/4 cars.

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ADDITIONAL INFORMATION

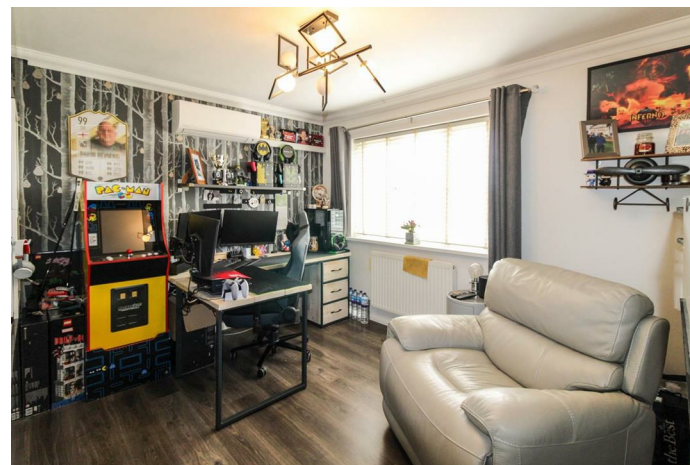
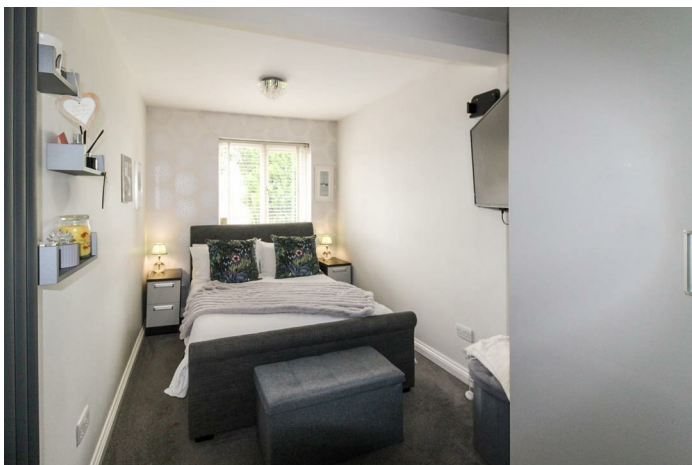
Local Authority – Southend on sea

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1313.00 sq ft

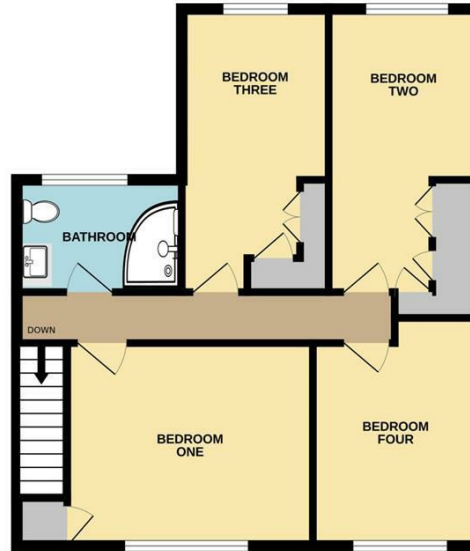
Tenure – Freehold



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

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