

NEWINGTON AVENUE

SOUTHEND-ON-SEA, SS2 4SE

GUIDE PRICE £300,000
FREEHOLD

**** £300,000 - £325,000 **** ** IMMACULATELY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE WITH AN ADDITIONAL LOFT ROOM AND GENEROUS WEST FACING GARDEN - INDEPENDENT DRIVEWAY WITH PARKING FOR AT LEAST TWO CARS **

RP&C.
RICKY, PLANT & CHEN-PORTER

NEWINGTON AVENUE

- Semi detached house • Two bedrooms & additional loft room • Two reception rooms • Modern Kitchen • Walk in wardrobes to principal bedroom • Modern bathroom suite • Sizeable west facing garden • Independent driveway for two/three cars • Great location & ideal for schools and major rail links • Easy access to the city centre



Nestled in a sought-after residential location, this beautifully maintained two-bedroom semi-detached home offers the perfect blend of charm, comfort, and practicality—an ideal opportunity for first-time buyers or young families.

Internally, the property boasts a stylish fitted kitchen, a welcoming living room, and a dedicated dining area, perfect for entertaining or family gatherings. A versatile loft room provides an ideal space for a home office, studio, or occasional third bedroom, tailored to suit modern living.

To the rear, enjoy a west-facing garden extending approximately 50 feet, offering a peaceful outdoor retreat with plenty of space for relaxation or entertaining. The private driveway to the front provides ample off-street parking.

Additional features include gas central heating, double glazing, and generous storage throughout.

Conveniently situated close to well-regarded local schools, everyday amenities, and excellent transport links, this exceptional home combines practicality with style in a desirable setting.

Entrance Hallway

Wood flooring, window to side aspect, smooth ceiling, radiator, stairs to first floor and doors to:

Lounge

Wood flooring, double glazed window to front aspect, radiator, smooth ceiling.

Modern Kitchen (Dual Aspect)

Double glazed window to rear aspect, double glazed window to side aspect. Modern eye and base level units, sink and drainer unit, built in oven, hob and extractor, built in fridge, space for washing machine, smooth ceiling, access leading to:

Dining Room

Smooth ceiling, ceiling light, radiator, double glazed double doors to and overlooking the rear garden.

First Floor Landing

Access to:

Bedroom One

Large double bedroom with double glazed window to front aspect, smooth ceiling, radiator, door to:

Walk In Wardrobe

Smooth ceiling, double glazed window to front aspect.

Bedroom Two

Double glazed window to rear aspect, built in wardrobes, smooth ceiling, radiator.

Modern Bathroom

The suite comprises a bath with shower over, sink, W.C, towel rail, smooth ceiling, double glazed obscure window to side aspect.

Loft Room (versatile use)

This room is currently set up as a home office/study, smooth ceiling, Velux window, radiator, eaves storage. This was not converted officially but is in use by the current owners.

West Facing Rear Garden

The garden measures some 50 feet and is mostly laid to lawn with some paved area, two sheds to remain, side access and gate.

Independent Driveway

There is parking for two/three cars.

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ADDITIONAL INFORMATION

Local Authority – Southend on Sea Borough Council

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

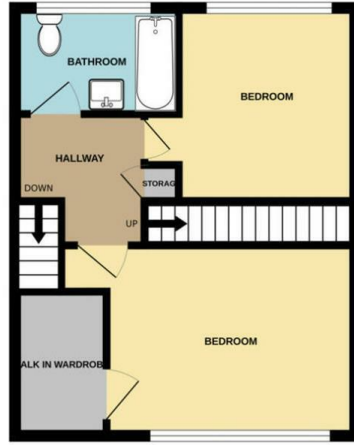
Tenure – Freehold



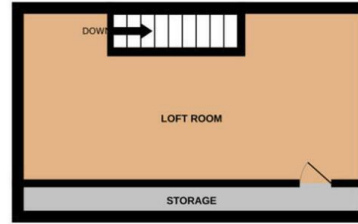
GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.

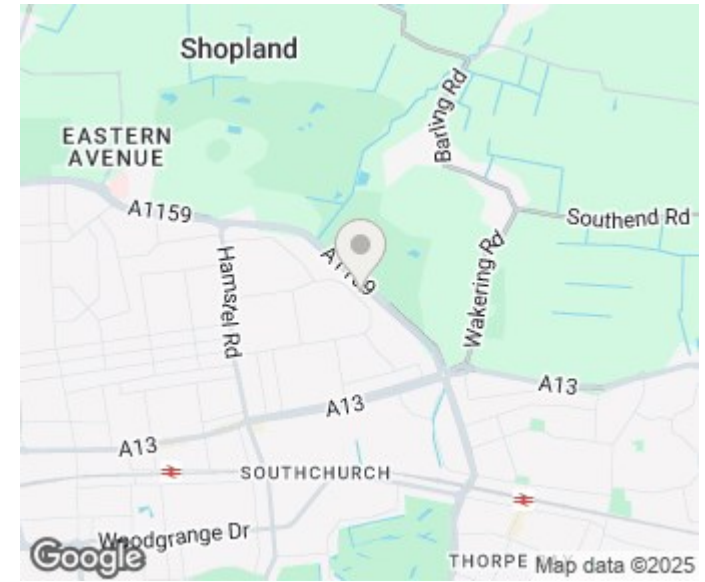


2ND FLOOR
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

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