



## WILSON ROAD

SOUTHEND-ON-SEA, SS1 1HG

**GUIDE PRICE £300,000**  
**FREEHOLD**

**\*\* LOCATION, LOCTION, LOCATION - A STUNNING GROUND FLOOR AND SELF CONTAINED PROPERTY LOCATED IN THE MUCH REQUESTED CLIFFTOWN CONSERVATION AREA OF SOUTHEND - EXCELLENT RAIL LINKS TO LONDON - FREEHOLD & GORGEOUS GARDEN - NO SERVICE CHARGE \*\***

**RP&C.**  
RICKY, PLANT  CHEN-PORTER



# WILSON ROAD

- Simply stunning self contained apartment
- Ground floor with two bedrooms
- Two reception rooms
- Kitchen with combination boiler
- Three piece bathroom suite
- Hallway with feature exposed brick wall & ample storage
- Meticulously kept garden
- Permit parking available (approx £20 per annum)
- Excellent rail links & city centre location
- Being sold with the full Freehold



RP&C Estate Agents are delighted to present this rare and radiant gem, a truly exceptional, self-contained two-bedroom flat nestled in the vibrant heart of Southend-on-Sea. Offered completely freehold and brimming with character, this unique home seamlessly blends period charm with modern comfort.

Step through the front door into a striking hallway where texture meets tone with part-rendered walls nodding to exposed brick, setting the tone for the elegance within. High ceilings and natural light cascade through every room, enhancing the sense of space and warmth.

At the heart of the home is a grand bay-windowed lounge — a sunlit sanctuary perfect for slow Sundays or lively evenings. The modern kitchen is a study in style and function, while the sleek bathroom suite adds a layer of contemporary polish.

Two bedrooms offer sanctuary and space, while an additional versatile reception room — ideal as a home office or creative studio opens directly onto a stunning garden, a beautifully sized slice of the outdoors rarely found in homes of this kind.

Storage is ample, the layout thoughtful, and the finish throughout is impressive. Period features such as original fireplaces add timeless soul, while tasteful

updates bring this home firmly into the now.

Located just moments from the city centre, seafront, Southend's iconic parks, and major rail connections to London Liverpool Street and Fenchurch Street, this is urban coastal living at its finest. With resident permit parking available, you'll enjoy every comfort of convenience.

Bright, bold, and beautifully appointed — this is more than a flat; it's a lifestyle. One not to be missed.

## Entrance

Own feature Upvc obscure double glazed entrance door to:

## Hallway

Ample storage cupboards with shelving space, stunning exposed brick wall which is part rendered, access to all rooms.

## Lounge

High ceiling, feature double glazed bay window and fireplace.

## Bedroom One

Built in wardrobes with ample hanging and shelving space.

## Bedroom Two

There is a stud wall divide between the bedroom and the hallway. The bedroom could be extended to a comfortable size double room or swap the kitchen

and room around to create a larger kitchen. No planning permission needed as internal and Freeholder.

### **Kitchen**

Wall mounted combination boiler.

### **Office/Studio**

Direct access to the garden.

### **Bathroom**

### **Rear Garden**

The garden is meticulously presented and is mainly laid to hardstanding for easy maintenance. There are raised flower beds and feature brick wall boundaries.

### **Agents Note**

The property is being sold with the full Freehold.  
There is no ground rent or service charges.  
Insurance for the building £499 split 50/50 between both flats.

### **Permit Parking**

An annual parking permit costs £20 per annum.

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## ADDITIONAL INFORMATION

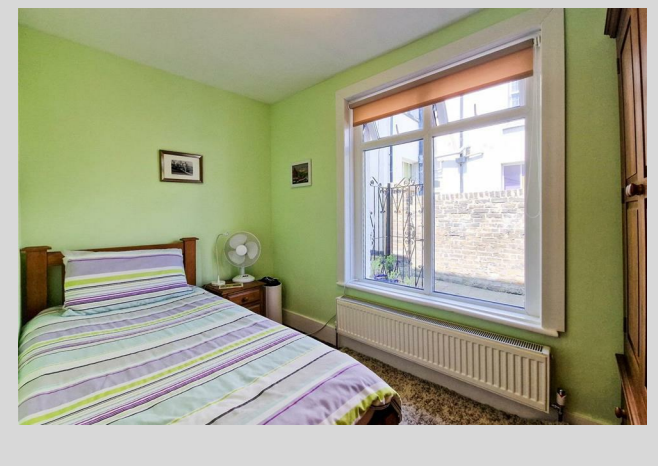
**Local Authority** – Southend

**Council Tax** – Band B

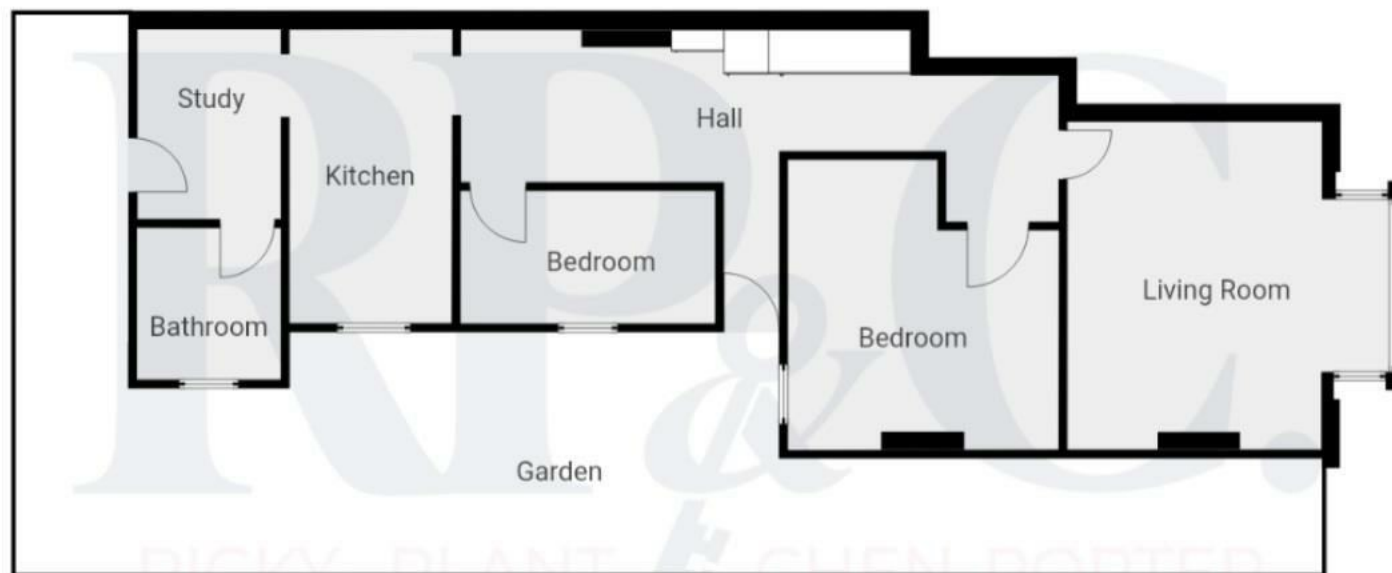
**Viewings** – By Appointment Only


**Floor Area** – 744.00 sq ft

**Tenure** – Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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