



LEWES ROAD

SOUTHEND-ON-SEA, SS2 4BB

GUIDE PRICE £320,000
FREEHOLD

**** A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME, BOASTING SLEEK SHOW HOME STANDARD INTERIORS, A STUNNING 60' WEST BACKING REAR GARDEN. POSITIONED CLOSE TO A WEALTH OF AMENITIES AND SOUGHT AFTER SCHOOLS. DON'T MISS THIS INCREDIBLE FIRST TIME PURCHASE! GUIDE PRICE £320,000-£330,000 ****

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Sizeable Two Bedroom Family Home • Beautifully Presented Interiors Throughout • Delightful 60' West Facing Rear Garden • Large Master Bedroom • Convenient Location Close to Well Regarded Schools • Within Easy Reach of a Range of Amenities and Travel Links • Potential for Off-Street Parking (STPP) • Double Glazing and Gas Central Heating • Stylish Kitchen and Bathroom • A Fantastic Opportunity for First Time Buyers



Situated in a highly convenient location within Southend-on-Sea, this stunning mid-terrace family home offers easy access to sought-after local schools, a wide range of amenities, and excellent travel connections to central London via nearby train stations—making it ideal for commuters and young families alike.

Internally, the property has been maintained to a show-home standard throughout. The ground floor features a charming bay-fronted lounge, a separate dining room perfect for entertaining, and a generously sized kitchen with ample workspace and storage. Upstairs, the accommodation comprises two spacious double bedrooms, including a 17-foot master bedroom, along with a contemporary family bathroom finished to a high standard.

To the rear, the home boasts a beautifully landscaped 60-foot west-facing garden, offering a decked seating area ideal for outdoor dining, with the remainder laid to lawn—perfect for family enjoyment and summer entertaining. To the front, there is potential for off-street parking, subject to the relevant planning permissions.

This property represents a fantastic opportunity for first-time buyers or those seeking a well-appointed home in a sought-after area. Early viewing is highly recommended to avoid disappointment.

Two bedroom mid terrace family home

Entrance hallway

Lounge

Dining Room

Kitchen

Stairs to first floor

Master bedroom

Bedroom two

Family bathroom

60' West facing rear garden

Potential for off-street parking (STPP)

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ADDITIONAL INFORMATION

Local Authority – Southend Borough Council

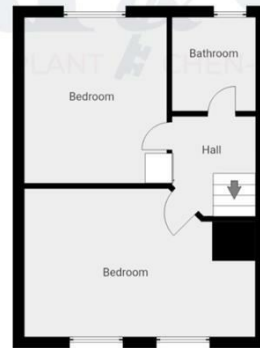
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 72 | |
| (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

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