



**NEWINGTON CLOSE**  
SOUTHEND-ON-SEA, SS2 4SF

**GUIDE PRICE £325,000**  
**FREEHOLD**

\*\* BEAUTIFULLY PRESENTED HOME WITH THREE GENEROUS SIZE BEDROOMS & LARGE REAR GARDEN - STYLISH INTERIORS & A CONVENIENT LOCATION CLOSE TO PARKS, EXCELLENT AMENITIES AND WELL REGARDED SCHOOLS - GUIDE PRICE £325,000-£350,000 \*\*

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

# NEWINGTON CLOSE

- Beautifully presented semi-detached home
- Three good sized bedrooms
- Extensive rear garden
- Ample parking to the front of the property
- Close to a wealth of fantastic amenities
- Within easy reach of well regarded schools
- Close proximity to local shops and parks
- Double glazing and gas central heating
- Generous bay-fronted lounge
- Additional dining room and generous kitchen



Perfectly positioned in a sought-after part of Southend-on-Sea, this generously sized three-bedroom semi-detached family home offers the ideal balance of comfort, convenience, and style.

The property enjoys a prime location with excellent access to a wealth of local amenities, including popular shops, parks, well-regarded schools, Garons Park, a leisure complex, bus links, train stations, and more, making it an excellent choice for families and commuters alike.

Internally, the home has been beautifully presented throughout. A welcoming bay-fronted lounge creates a warm and inviting atmosphere, complemented by a separate dining room ideal for entertaining or family meals. The good-sized kitchen provides ample workspace and functionality, while the first floor is arranged to offer three generous bedrooms, a family bathroom, and a separate WC for added convenience.

Externally, the property boasts a sizeable rear garden, perfect for outdoor enjoyment and family activities. To the front, ample on-road residents' parking is available.

This home is ideal for first-time buyers and young families looking for a property they can move straight into and enjoy. Early viewing is highly

recommended to avoid missing out on this wonderful opportunity.

**Three bedroom semi-detached house**

**Entrance hallway**

**Bay-fronted lounge 13'11 x 11'8**

**Dining room 11'5 x 10'4**

**Kitchen**

**First floor landing**

**Bedroom one 14' x 11'**

**Bedroom two 12'3 x 9'1**

**Bedroom three 9'3 x 7'5**

**Bathroom**

**Separate WC**

**Large rear garden**

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## ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

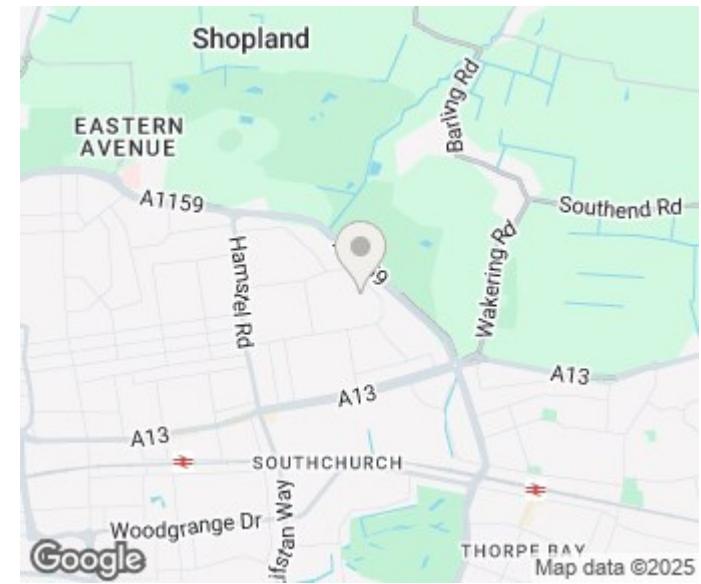




**Ground Floor**



**First Floor**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 85        |
| (69-80) C                                   |  | 71                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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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