



KENSINGTON ROAD

SOUTHEND-ON-SEA, SS1 2SY

GUIDE PRICE £625,000
FREEHOLD

* OVER 1900 SQ FT. * SIZEABLE FIVE DOUBLE BEDROOM SEMI-DETACHED CHARACTER HOME, BOASTING FOUR RECEPTION ROOMS, THREE BATHROOMS, AMPLE OFF-STREET PARKING AND A LARGE GARAGE/WORKSHOP. PERFECTLY POSITIONED FOR ACCESS TO SOUTHCHURCH PARK, SOUTHEND EAST TRAIN STATION AND MUCH MORE.

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Characterful five DOUBLE bedroom family home
- Boasting four reception rooms
- Three bathrooms (one on each floor)
- Ample off-street parking
- Converted garage/workshop with power
- Well proportioned yet low maintenance rear garden
- Within easy reach of Southchurch Park and Southend Seafront
- Close to well regarded schools
- Short distance of Southend East Train Station
- Incredible internal square footage



This substantial and characterful five-bedroom semi-detached home offers an abundance of living space and a highly sought-after location in the heart of Southchurch. Positioned just moments from the picturesque Southchurch Park, the vibrant Southend seafront, and Southend East train station, providing direct links into Central London via the favoured c2c train line, this home perfectly combines convenience with lifestyle appeal. A wealth of well-regarded schools, shops, and amenities are also within easy reach.

Internally, the property boasts impressive square footage and versatile accommodation throughout. The first and second floors present five generously sized double bedrooms and two bathrooms, ensuring ample space for family and guests alike. The ground floor offers exceptional flexibility, featuring four separate reception rooms, a well-proportioned kitchen/diner, and a convenient ground floor bathroom.

Externally, the home benefits from off-street parking for multiple vehicles and a low-maintenance rear garden. From here, direct access is provided to a large converted garage, complete with electrics—ideal for use as a home office, gym, studio, or additional storage.

With its rare combination of size, character, and

prime location, this property represents an exceptional opportunity for those seeking a forever family home in Southchurch.

Five bedroom semi-detached house

Entrance hallway

Living room

Family room

Dining room

Kitchen/diner

Conservatory

Ground-floor shower room

Stairs to first floor

Bedroom one

Bedroom two

Bedroom three

Bathroom

Additional WC

Stairs to second floor

Bedroom four

10'8 x 7'3

Shower Room

Converted garage with remote shutter

Rear garden

Off-street parking for multiple vehicles

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ADDITIONAL INFORMATION

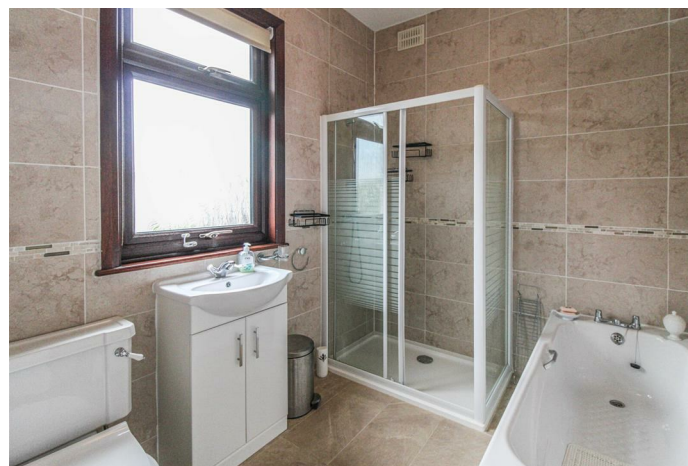
Local Authority – Southend

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





TOTAL FLOOR AREA: 1971 sq.ft. (183.1 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		
(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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