



CAMPFIELD ROAD
SOUTHEND-ON-SEA, SS3 9BX

OFFERS IN EXCESS OF £335,000
FREEHOLD

**** GORGEOUS TURN OF THE CENTURY COTTAGE BOASTS DECEPTIVELY SPACIOUS LIVING WITH 925 SQUARE FEET OF INTERNAL SPACE - INDEPENDENT DRIVEWAY, CLOSE TO MAJOR RAIL LINKS & CLOSE TO AWARD WINNING BLUE FLAG BEACHES ****

RP&C.
RICKY, PLANT & CHEN-PORTER

CAMPFIELD ROAD

- Aesthetically stunning cottage
- two double bedrooms with ample storage
- Modern fitted kitchen & recently installed boiler
- Spacious lounge & modern guest WC
- Large conservatory with a multitude of different uses
- Luxury shower room/WC
- Double glazed & gas central heating
- 45ft established garden & independent driveway
- Close to major C2C rail links serving London's Fenchurch Street line
- Award winning blue flag beaches and reputable schools close to hand



RP&C Estate Agents are delighted to present this charming turn-of-the-century cottage, beautifully positioned on the fringes of the iconic Shoebury Garrison development, offering the perfect blend of historic character and modern living.

Perfectly placed for award-winning Blue Flag beaches, excellent local schools, and direct rail links into London Fenchurch Street, this delightful home combines seaside tranquillity with convenient city connections.

Step through the entrance porch into a thoughtfully designed modern kitchen, leading seamlessly into a spacious living room complete with a feature fireplace and plenty of natural light. The ground floor has been sympathetically updated, including a newly installed cloakroom/WC and access to a wonderfully versatile conservatory-style reception room, ideal as a dining area, home office, or relaxing garden room.

Upstairs, you'll find two generous double bedrooms, both offering ample storage, served by a contemporary fitted shower room finished to a high standard.

Outside, the property enjoys a beautifully sized garden extending to approximately 45 feet, providing the perfect backdrop for outdoor entertaining or peaceful relaxation. To the front, there is an independent driveway offering convenient off-street

parking.

Having been tastefully improved and maintained in recent years, this charming character cottage offers a rare opportunity to acquire a truly special home in one of Shoebury's most sought-after settings, where period charm meets coastal lifestyle.

Entrance Porch

Kitchen

Lounge

Luxury Guest WC

Large Versatile Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Luxury Shower Room/WC

Established Garden

The garden measures some 45 feet in depth.

Frontage

An independent driveway provides ample off street parking.

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ADDITIONAL INFORMATION

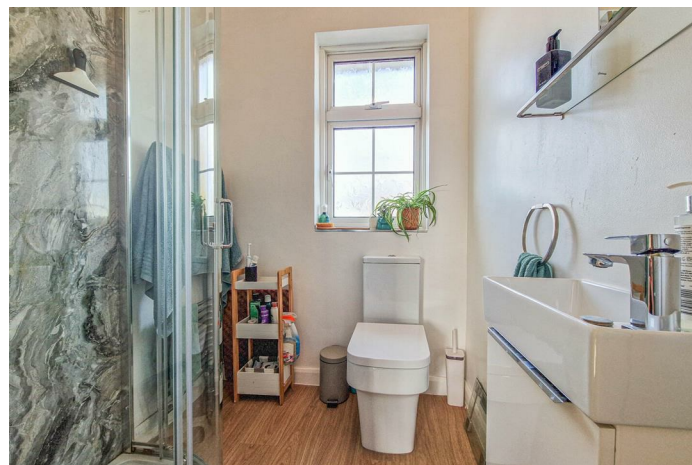
Local Authority – Southend

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 925.70 sq ft

Tenure – Freehold



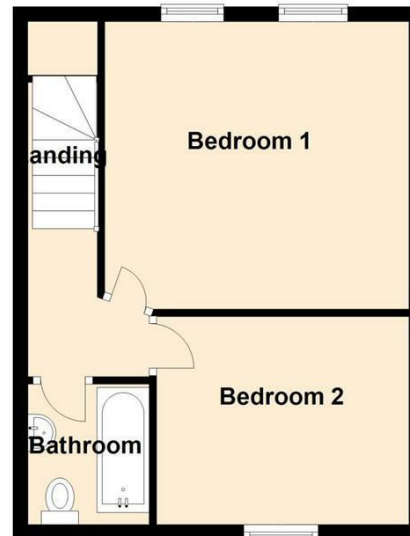
Ground Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



Total area: approx. 86.0 sq. metres (925.7 sq. feet)



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

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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

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

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