



## NORTH AVENUE

SOUTHEND-ON-SEA, SS2 4EX

**GUIDE PRICE £315,000**  
**FREEHOLD**

\* £315,000 - £335,000 \* - INCREDIBLE FIRST TIME PURCHASE. THREE DOUBLE BEDROOM TERRACED FAMILY HOME BOASTING A SIZEABLE REAR GARDEN AND GENEROUS LIVING ACCOMMODATION. PERFECTLY POSITIONED IN A SOUGHT AFTER SOUTHCHURCH LOCATION CLOSE TO AMENITIES, TRAVEL LINKS AND WELL REGARDED SCHOOLS.

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

# NORTH AVENUE

- Sizeable three bedroom terraced family home
- Large garden with rear access
- Close to well regarded schools
- Within easy reach of shops and amenities
- Delightful bay-fronted lounge
- Good sized kitchen/diner
- Double glazing and gas central heating
- Three well proportioned bedrooms
- Presenting exceptional value for money
- Fantastic first time purchase



## A Charming Three-Bedroom Family Home in the Heart of Southchurch Village

Nestled along the ever-popular North Avenue, this delightful three-bedroom mid-terraced home offers the perfect blend of comfort, convenience, and exceptional value. Ideally positioned in the sought-after Southchurch Village area of Southend, it sits within easy reach of everything a modern family could need—highly regarded schools, a great choice of shops, excellent bus and rail links into central London, and of course the beautiful seafront and vibrant city centre.

Behind its attractive bay-fronted façade, the property opens into a welcoming lounge filled with natural light, creating a warm and inviting space for relaxing or entertaining. To the rear, a spacious separate kitchen-diner provides the ideal hub of the home, with direct access out to a generous rear garden—perfect for summer barbecues, children’s play, or quiet moments outdoors.

Upstairs, you’ll find three well-proportioned bedrooms offering plenty of room for a growing family, guests, or home-working. A modern family bathroom completes the layout.

Well-presented, well-located, and offering superb potential, this solid family home represents a

fantastic opportunity for first-time buyers, young families, or anyone looking for great value in a prime Southend location

### Three bedroom terraced house

#### Entrance hallway

#### Bay-fronted lounge

#### Kitchen/diner

#### Stairs to first floor

#### Bedroom one

#### Bedroom two

#### Bedroom three

#### Bathroom

#### Large rear garden

## NORTH AVENUE





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### ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band C

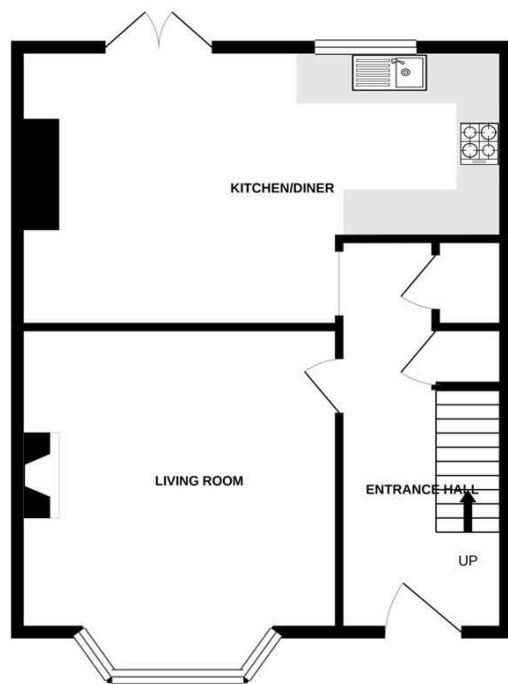
**Viewings** – By Appointment Only

**Floor Area** – sq ft

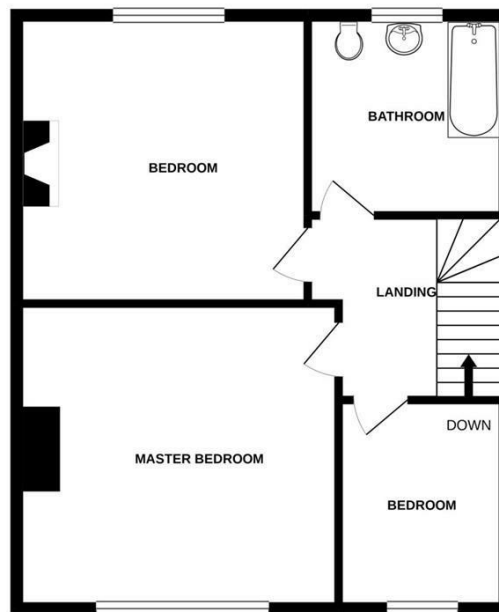
**Tenure** – Freehold



GROUND FLOOR



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</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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