



**PARK STREET**  
**WESTCLIFF-ON-SEA, SS0 7PA**

\*\* OPEN HOUSE SATURDAY 7TH FEBRUARY 11am til 1pm - PLEASE CALL TO BOOK YOUR VISIT ON 01702 844984 - A SIMPLY STUNNING COTTAGE WITH TWO DOUBLE BEDROOMS & SUPERB SIZE LIVING SPACES DOWNSTAIRS - LUXURY FOUR PIECE BATHROOM SUITE - 40ft GARDEN WITH REAR ACCESS - PERFECT FOR COMMUTERS WITH EASY ACCESS TO BOTH FENCHURCH & LIVERPOOL STREET LINES - GUIDE PRICE £325,000-£350,000 \*\*



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

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

# PARK STREET

- Charming Cottage
- Deceptively Spacious (originally three bedrooms)
- Two double bedrooms including a grand principal suite
- Entrance porch
- Large lounge/diner
- Kitchen with utility area & guest w.c
- Impressive landing with clever study space
- 40ft garden and rear access & residents on street parking opportunities
- Fantastic for commuters with excellent Liverpool & Fenchurch Street rail links
- Close to Southend City Centre, schools & seafront



RP&C Estate Agents are delighted to bring to the market this charming cottage-style property, ideally positioned within walking distance of a wide range of local amenities.

The accommodation begins with a welcoming entrance porch, leading through to a generously sized lounge/diner which flows seamlessly into the fitted kitchen, complete with a breakfast bar area. Beyond the kitchen is a useful utility space, with a ground floor WC conveniently located off this area.

To the first floor, the property offers two well-proportioned double bedrooms, including an impressive principal suite, along with a spacious four-piece family bathroom/WC.

Externally, the home benefits from a rear garden measuring approximately 40ft, featuring rear access and an outbuilding which lends itself perfectly to use as a home gym, studio, or additional storage. On-road residents' permit parking is available.

The property is superbly located within easy reach of rail links to Liverpool Street via St Church Street station, as well as Southend City Centre, local shops, schools, and the seafront — making it an excellent choice for commuters and lifestyle buyers alike.

## Entrance Porch

## Lounge/Diner

## Kitchen

## Utility Space

## Guest w.c

## First Floor Landing

This incorporates a cleverly arranged study area

## Grand Principal Bedroom

## Bedroom Two

## Four Piece Bathroom

## Rear Garden

The garden measures some 40ft in length. There is a rear access gate and tap along with outbuilding perfect to create an outside gym/office.

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## ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**





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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