

Ist Call

SALES AND LETTINGS



Eastern Esplanade, Southend-On-Sea, SS1 2YB

Guide Price £850,000

**** GUIDE PRICE £850,000 - £875,000 **** We are delighted to offer this attractive semi detached family home situated on the seafront and offering stunning uninterrupted estuary views as well as substantial and versatile accommodation. Currently the property has a self contained lower ground floor apartment which could suit as an annexe or even a holiday let and, subject to planning, could be incorporated back to the main residence which is arranged over a further two floors and offers a lounge/diner, beautiful newly fitted kitchen, two double bedrooms and a large family shower room. Externally the property has a large rear timber decked balcony and an approx. 60' low maintenance rear garden as well as three garages and the potential for further off street parking. A rare opportunity and an internal viewing is the only way to appreciate the size and quality of the accommodation on offer.

Accommodation Comprising

Paved front garden with steps up to front door to main house and steps down to self contained entrance to lower ground floor accommodation...

Lower Ground Floor Apartment



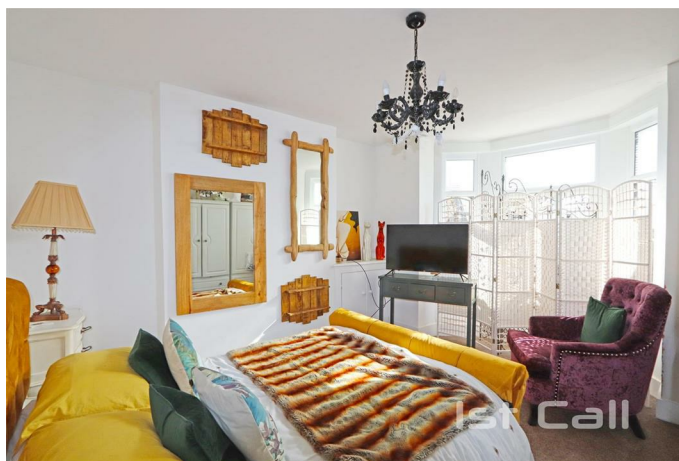
Self contained with own uPVC double glazed front door to...

Entrance Hall



Large entrance hall with laminate wood effect flooring, radiator, smooth plastered ceiling with inset spotlights, doors off to...

Lounge 14'3 x 12'1 (4.34m x 3.68m)



Double glazed bay window to front, radiator, built in

cupboard housing meters, smooth plastered ceiling...

Bedroom 10'5 x 10' (3.18m x 3.05m)



Double glazed sash window to side, radiator, smooth plastered ceiling with inset spotlights...

Inner Hallway

Tiled flooring, radiator, built in storage cupboard, smooth plastered ceiling with inset spotlights, door to shower room and open plan to kitchen...

Shower Room

Suite comprising large walk in shower cubicle with glazed door, wash hand basin, low level W.C., radiator...

Kitchen 12'2 x 7'7 (3.71m x 2.31m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel electric hob with oven below and extractor hood over, space and plumbing for washing machine, breakfast bar, matching range of wall mounted units, tiled splashbacks and flooring, wall mounted gas central heating & hot water boiler, smooth plastered ceiling with inset spotlights, double glazed window and french doors to rear...



Main Accommodation

Accessed via steps from front garden with composite double glazed door providing access to porch with tiled flooring and timber front door providing access to...

Entrance Hall



Staircase to first floor, radiator, original painted floorboards, smooth plastered covered ceiling, opening to...

Dining Room 10'11 x 10' (3.33m x 3.05m)



Double glazed sash windows to rear and side, radiator, original painted floorboards, picture rail, smooth plastered ceiling, opening to...

Lounge 14'6 x 12' (4.42m x 3.66m)



Double glazed bay window to front offering stunning estuary views, radiator, original feature fireplace with marble hearth and surround, picture rail, smooth plastered ceiling...



Kitchen 13'1 x 9'1 (3.99m x 2.77m)



Range of newly fitted base units with complementing wood block working surfaces over, inset composite sink unit, stainless steel gas range cooker with extractor hood over, space and plumbing for washing machine and dishwasher, freestanding central island unit, matching range of wall mounted units, tiled splashbacks, smooth plastered ceiling with inset spotlights, double glazed sash window to side, double glazed french doors to rear...

Split Level First Floor Landing

Smooth plastered ceiling with loft access, radiator, doors off to...

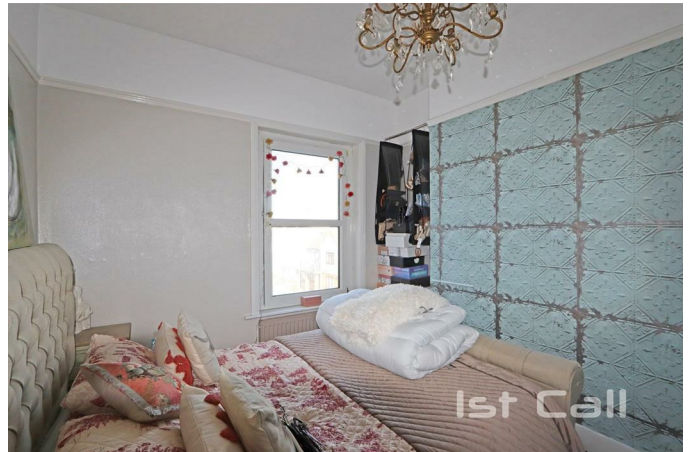
Bedroom 1 16' x 11'10 (4.88m x 3.61m)



Double glazed windows to front offering stunning estuary views, two vertical radiators, smooth plastered ceiling...



Bedroom 2 10'11 x 10'2 (3.33m x 3.10m)



Double glazed window to rear, radiator, picture rail, built in storage cupboard, smooth plastered ceiling...

Shower Room 9'9 x 9'1 (2.97m x 2.77m)



Modern white suite comprising glazed enclosed shower cubicle, twin pedestal wash hand basins, low level W.C., built in storage cupboard, smooth plastered ceiling, obscure double glazed window to side...

Separate W.C.

Low level W.C., tiled splashbacks, obscure double glazed window to side...

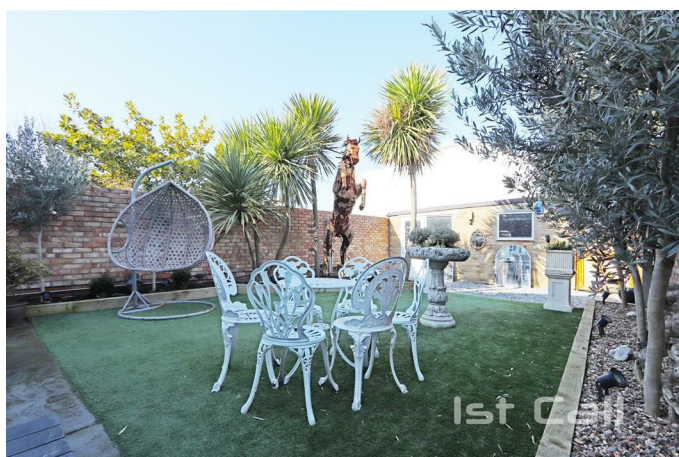
Externally



Large timber decked balcony to rear accessed from the kitchen and providing some estuary views, metal stairs leading down to...



Rear Garden



Comprising paved patio area, remainder mostly laid with artificial lawn with flower/ shrub borders, twin timber gates providing potential for off street parking (currently being utilised but with no dropped kerb)...



Garages



The property also comes with three single garages all with up & over doors accessed via Lifstan Way...

Floor Plan

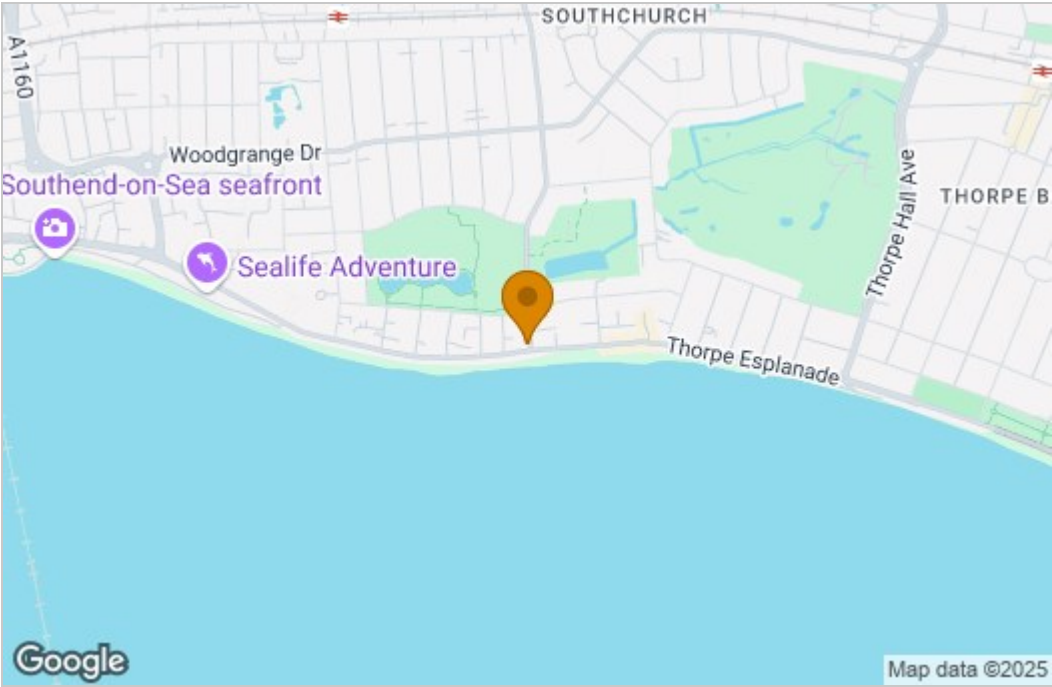


TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

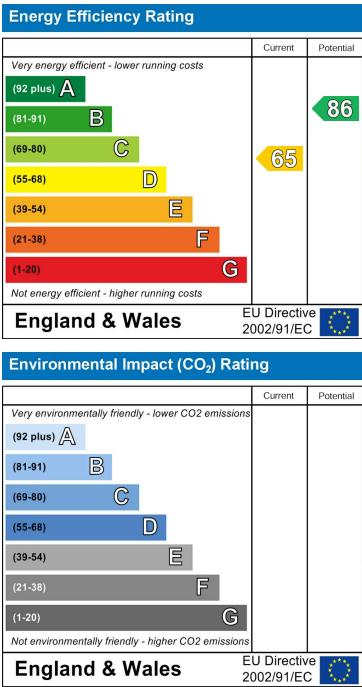
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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