

# Ist Call

## SALES AND LETTINGS



**Swanage Road, Southend-On-Sea, SS2 5HX**

**Offers Over £375,000**

We are delighted to offer this four bedroom link detached family home situated in a great location offering easy access to the city centre, rail lines as well as local shops and schools. Offering a spacious rear lounge, kitchen/ diner and cloakroom to the ground floor, upstairs you will find four bedrooms and a modern fitted family shower room. With off street parking and a garage the property also benefits from a well tended rear garden and with no onward chain, an internal viewing comes highly recommended.

### Accommodation Comprising

Part glazed timber front door providing access to enclosed storm porch with further front door to...

### Entrance Hall

Staircase to first floor, understairs storage cupboard, radiator, laminate wood flooring, doors off to...

### Cloakroom



White suite comprising low level W.C., vanity wash hand basin, radiator, tiled splashbacks, secondary glazed coloured lead lite window to front...

### Kitchen/ Diner 17'4 x 9'6 (5.28m x 2.90m)



### Kitchen Area



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below, space and plumbing for washing machine, space for fridge/ freezer, breakfast bar, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, double glazed window to front...

### Dining Area



Stable door to side, radiator, laminate wood flooring...



**Lounge 15'8 x 12'1 (4.78m x 3.68m)**



Double glazed window and french doors to rear garden, two radiators, feature Yorkstone fireplace with T.V. shelf and decorative alcoves...



**First Floor Landing**

Obscure double glazed window to side, loft access, doors off to...

**Bedroom 1 12'4 x 9'6 (3.76m x 2.90m)**



Double glazed window to rear, radiator...



**Bedroom 2 11'11 x 8'3 (3.63m x 2.51m)**



Double glazed window to front, radiator...

**Bedroom 3 8'10 x 7'6 (2.69m x 2.29m)**



Double glazed window to front, radiator...

### Bedroom 4 9'3 x 6'4 (2.82m x 1.93m)



Double glazed window to rear, radiator...

### Shower Room 9'5 x 5'4 (2.87m x 1.63m)



Modern suite comprising large glazed walk in shower cubicle, vanity wash hand basin, low level W.C., heated towel rail, tiled splashbacks and flooring, obscure double glazed window to side...

### Externally

#### Front Garden

Block paved providing off street parking for several vehicles and providing access to...

#### Garage

With up & over door and personal door to garden...

### Rear Garden



Comprising shingled patio area, remainder mostly laid to lawn with further timber decked patio area and shed, personal door to garage, gate providing side access...





Floor Plan



TOTAL FLOOR AREA : 1039 sq.ft. (96.6 sq.m.) approx.

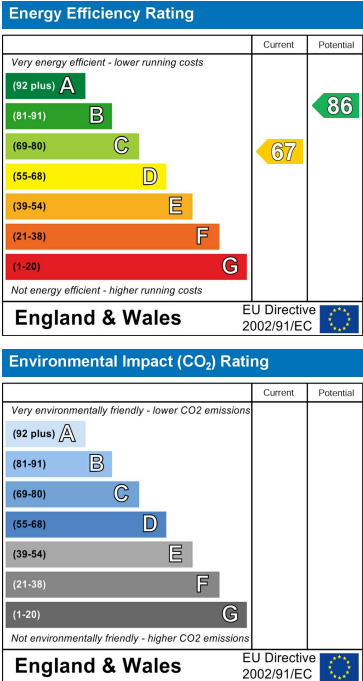
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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