

Ist Call

SALES AND LETTINGS



Christchurch Road, Southend-On-Sea, SS2 4JN

£400,000

This beautifully presented semi-detached house, built in 1901, offers a delightful blend of character and modern living whilst being situated within easy access of Southend East rail station and the city centre. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. Upon entering, you are greeted by a bright and spacious open plan lounge and dining area, ideal for both relaxation and entertaining. The kitchen/breakfast room fitted with granite working surfaces is equipped with a host of integrated appliances providing a functional yet stylish space for culinary pursuits. The layout encourages a warm and sociable atmosphere, making it a wonderful home for gatherings with family and friends. Outside, the expansive 120-foot garden presents a fantastic opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air. Additionally, off-street parking for one vehicle adds to the convenience of this lovely home. With its blend of traditional features and modern amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful house your new home.

Accommodation Comprising

Composite front door providing access to...

Open Plan Hall

Open access into...

Lounge/ Diner 26'6 x 13'10 (8.08m x 4.22m)



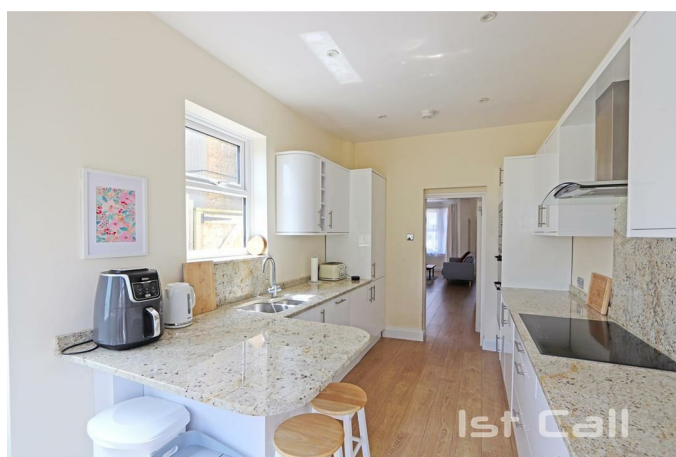
Double glazed bay window to front, additional double glazed window to rear, old school style column radiator, two further vertical column radiators, staircase to first floor with understairs storage cupboard, wood effect flooring, smooth plastered ceiling with inset spotlights, doorway to...



Kitchen/ Breakfast Room 14'9" x 9'3" (4.52 x 2.84)



Fitted with a comprehensive range of modern base units with granite working surfaces over and incorporating a breakfast bar, inset stainless steel sink unit, integrated electric induction hob with stainless steel extractor hood over, separate integrated double oven and microwave, range of integrated appliances comprising fridge/ freezer, washing machine, dishwasher and wine cooler, matching range of wall mounted units, old school style radiator, wood effect flooring, smooth plastered ceiling with inset spotlights, double glazed window to side, double glazed french doors to rear garden and further obscure double glazed door to side...



First Floor Landing

Built in storage cupboard, loft access, smooth plastered ceiling, doors off to...

Bedroom 1 14' x 11'11 (4.27m x 3.63m)



Two double glazed windows to front, two old school style radiators, wood effect flooring, smooth plastered coved ceiling...



Bedroom 2 12' x 8'6 (3.66m x 2.59m)



Double glazed window to rear, old school style radiator, wood effect flooring, smooth plastered ceiling...



Bedroom 3 9'2 x 8'8 (2.79m x 2.64m)



Double glazed window to rear, old school style radiator, wood effect flooring, smooth plastered ceiling...

Bathroom 7'11 x 5'6 (2.41m x 1.68m)



Modern white suite comprising panelled bath with mixer tap and shower unit over, glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, tiled splashbacks, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...



Externally

Front Garden

Paved providing off street parking space...

Rear Garden



Approx. 120' in depth and comprising paved patio area, remainder mostly laid to lawn with flower/shrub borders, further paved patio area to foot of garden, gate providing side access...



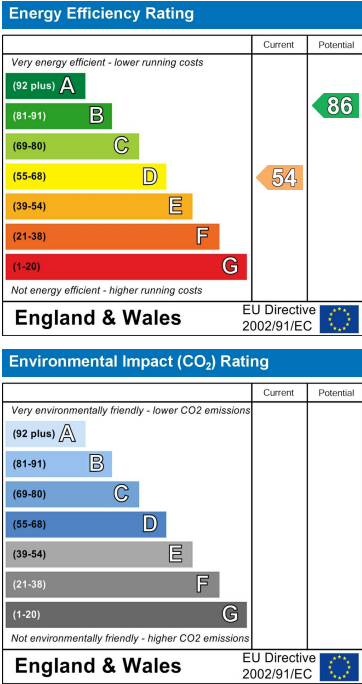
Floor Plan



Area Map



Energy Efficiency Graph



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