

Ist Call

SALES AND LETTINGS



South Avenue, Southend-On-Sea, SS2 4HU

Offers Over £325,000

Deceptive 3-bed terrace! Lounge, dining room, morning room, kitchen, 3 doubles, modern shower room, 80' south-facing garden. Near schools, stations & city centre - Viewing Advised!

Discover this deceptively spacious three-bedroom terraced home, perfectly positioned with well-regarded local schools, excellent rail connections, and the vibrant city centre all within easy reach. The generous accommodation unfolds beautifully across two floors, revealing far more space than the exterior suggests. The ground floor creates a wonderful flow for modern living, beginning with a welcoming front lounge that provides the perfect space for relaxation. The separate dining room offers elegant entertaining opportunities, while the charming morning room adds a delightful extra dimension - ideal as a quiet reading retreat, home office, or children's play area. The well-appointed kitchen serves as the heart of the home, complemented by a practical cloakroom and useful lean-to extension that provides additional storage or utility space. This thoughtful layout ensures every square foot works hard for modern living. Upstairs, three generously proportioned double bedrooms offer flexible accommodation for growing households, guests, or home working arrangements. The large, contemporary shower room completes the first floor with modern fixtures and stylish finishes, ensuring comfort and luxury in daily routines. The property's crowning glory is the spectacular approximately 80' south-facing rear garden - a rare and valuable asset that captures beautiful natural light throughout the day. This substantial outdoor space offers endless possibilities for entertaining, gardening, children's activities, or simply creating your own private sanctuary. This exceptional home combines period character with modern convenience, generous proportions with practical layout, making it perfect for those seeking space, comfort, and an outstanding location. Viewing is essential to fully a

Accommodation Comprising

Front door to...

Entrance Hall

Staircase to first floor, two large understairs storage cupboards, radiator, laminate wood flooring, picture rail, coved ceiling, doors off to...

Lounge 13'6 into bay x 11'11 (4.11m into bay x 3.63m)



Double glazed bay window to front, radiator, boarded fireplace with timber surround, coved ceiling with ceiling rose...

Dining Room 11'6 x 10'1 (3.51m x 3.07m)

Double glazed window to rear, radiator, coved ceiling...

Cloakroom



White suite comprising low level W.C., vanity wash hand basin, radiator, laminate wood flooring, extractor fan, coved ceiling, obscure double glazed window to side...

Morning Room 10'9 x 10'3 (3.28m x 3.12m)



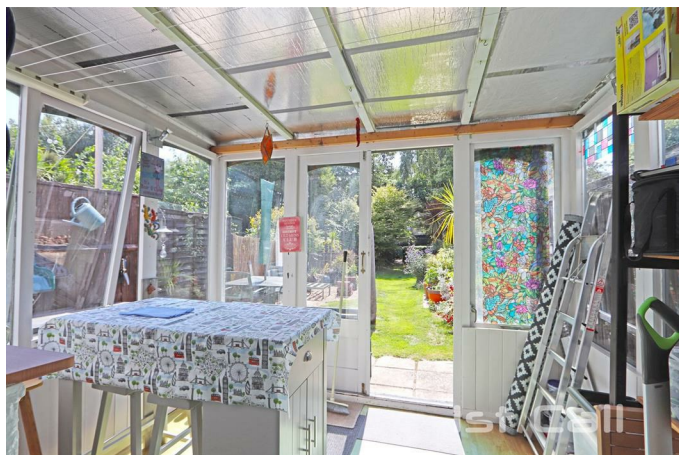
Double glazed window to side, radiator, laminate tile effect flooring, coved ceiling, archway to...

Kitchen 10'9 x 9'10 (3.28m x 3.00m)



Range of fitted base units with toning roll edged working surfaces over, inset stainless steel twin bowl corner sink unit, integrated electric hob with oven below and concealed extractor hood over, space and plumbing for washing machine, space for fridge/ freezer and further appliance, matching range of wall mounted units one housing the gas central heating & hot water boiler, windows to rear and glazed door to...

Lean To 9'3 x 6'11 (2.82m x 2.11m)



Double glazed to both sides and rear aspect with french doors to garden, radiator...

First Floor Landing

Radiator, loft access, laminate wood flooring, doors off to...

Bedroom 1 15'5 x 13'6 into bay (4.70m x 4.11m into bay)



Double glazed bay window to front, additional double glazed window to front, radiator, boarded cast iron fireplace, picture rail, coved ceiling with ceiling rose...

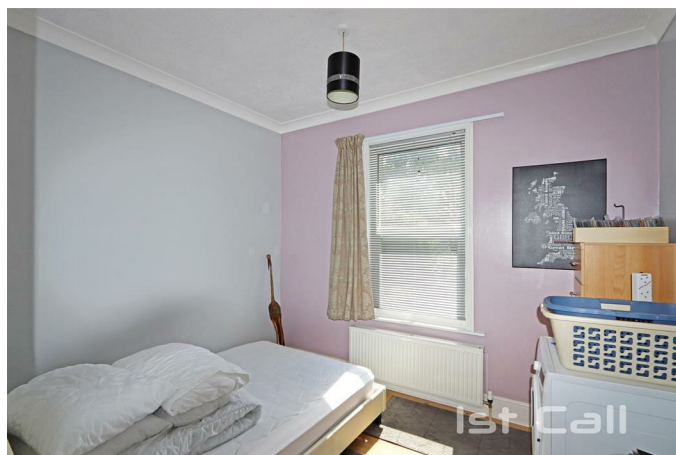


Bedroom 2 11'6 x 10'2 (3.51m x 3.10m)



Double glazed window to rear, radiator, built in alcove storage cupboard, picture rail...

Bedroom 3 10'10 x 8'6 plus 7'8 x 4'7 (3.30m x 2.59m plus 2.34m x 1.40m)



Double glazed window to rear, radiator, built in storage cupboard, laminate wood flooring, coved ceiling...

Shower Room 10'1 x 5'8 (3.07m x 1.73m)



Modern suite comprising large glazed corner shower cubicle, vanity wash hand basin, low level W.C., heated towel rail, tiled splashbacks, laminate wood flooring, two obscure double glazed windows to side...

Externally

Front Garden

Bounded by brick wall and hedging with path to front door...

Rear Garden



Approx. 80' in depth, south facing and comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, outside tap and electrical socket...



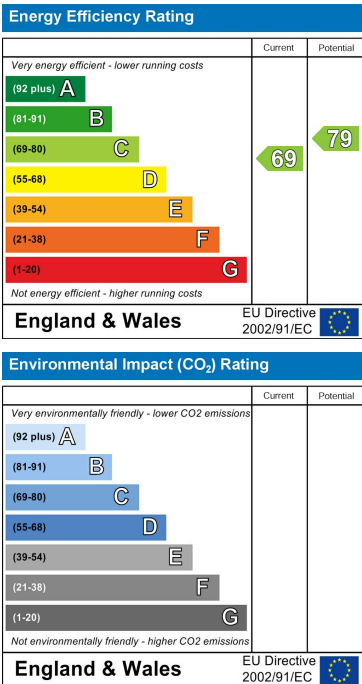
Floor Plan



Area Map



Energy Efficiency Graph



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