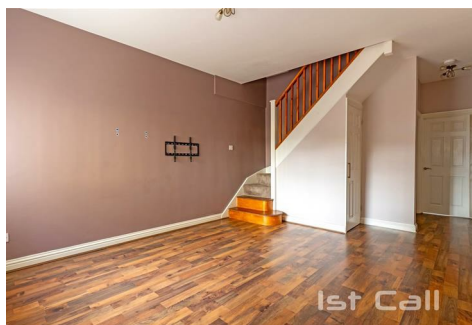


# Ist Call

## SALES AND LETTINGS



### Sandringham Road, Southend On Sea, SS1 2UQ

**Guide Price £350,000**

Rare 2-bed end terrace house near Southchurch Park! Creative design, 2 bathrooms, large boarded loft, west-facing garden & balcony, parking. School catchment, no chain. Must view!

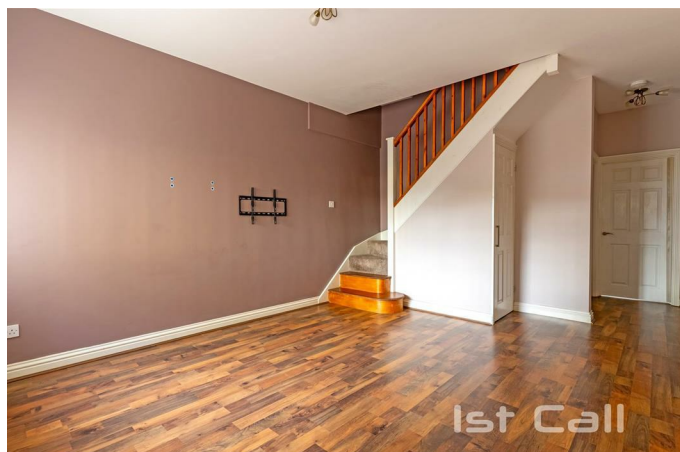
**\*\* GUIDE PRICE - £350,000 - £375,000 \*\*** This well-designed two-bedroom end-terrace house presents a rare opportunity in an exceptional location just yards from Southchurch Park, with Southend East railway station and local amenities within easy walking distance. Perfect for first-time buyers and families within the sought-after Thorpe Greenways school catchment, the property offers a spacious lounge and modern fitted kitchen on the ground floor, plus two generous double bedrooms upstairs. Creative design features include both a ground floor bathroom and first floor Jack and Jill shower room for maximum convenience. The fully boarded loft with front and rear skylights provides excellent additional storage or potential living space.

Outdoor amenities include a charming west-facing rear courtyard garden and first floor balcony, both capturing beautiful evening sunlight - perfect for relaxing after busy days. Modern comfort is assured with full double glazing and gas central heating throughout, while off-street parking adds practical value in this desirable location. Offered with no onward chain for a smooth purchase process, this exceptional property combines clever design, prime location, and excellent amenities. Viewing highly recommended to appreciate this unique home's potential.

### Accommodation Comprising

uPVC double glazed french doors leading to enclosed storm porch with further uPVC double glazed front door providing access to...

### Lounge 15'10 x 12'1 (4.83m x 3.68m)



Double glazed window to front, radiator, staircase to first floor with understairs storage cupboard, wood effect flooring, smooth plastered ceiling, doors off to...



### Bathroom 7'11 x 5'1 (2.41m x 1.55m)

Modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks, wood effect flooring, smooth plastered ceiling, obscure double glazed window to side...

### Kitchen/ Diner 12'6 x 12'1 (3.81m x 3.68m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with matching oven below and extractor hood over, stainless steel splashback, space and plumbing for washing machine, space for tumble dryer and fridge/ freezer, matching range of wall mounted units one housing gas central heating & hot water boiler, tied splashbacks, wood effect flooring, smooth plastered ceiling, double glazed door and window to rear...

### First Floor Landing



Loft access (the loft space is accessed via a drop down ladder, measures 13'4 x 12'7 and is fully boarded with velux windows to front and rear and offers potential to create a further bedroom subject to the necessary planning consents being sought and granted), smooth plastered ceiling, doors off to...



**Jack 'n' Jill Shower Room 8'11 x 5'1 (2.72m x 1.55m)**



**Bedroom 1 12'7 x 9'10 (3.84m x 3.00m)**



Double glazed window to front, radiator, fitted wardrobe cupboards, smooth plastered ceiling, door to...

Suite comprising enclosed shower cubicle, low level W.C., wash hand basin, radiator, tiled splashbacks, smooth plastered ceiling with extractor fan...

**Bedroom 2 12'7 x 8'1 plus recess (3.84m x 2.46m plus recess)**



Double glazed french doors to west facing balcony with wrought iron balustrade, radiator, fitted wardrobe cupboard, smooth plastered ceiling...



### Externally

#### Front Garden

Block paved providing off street parking...

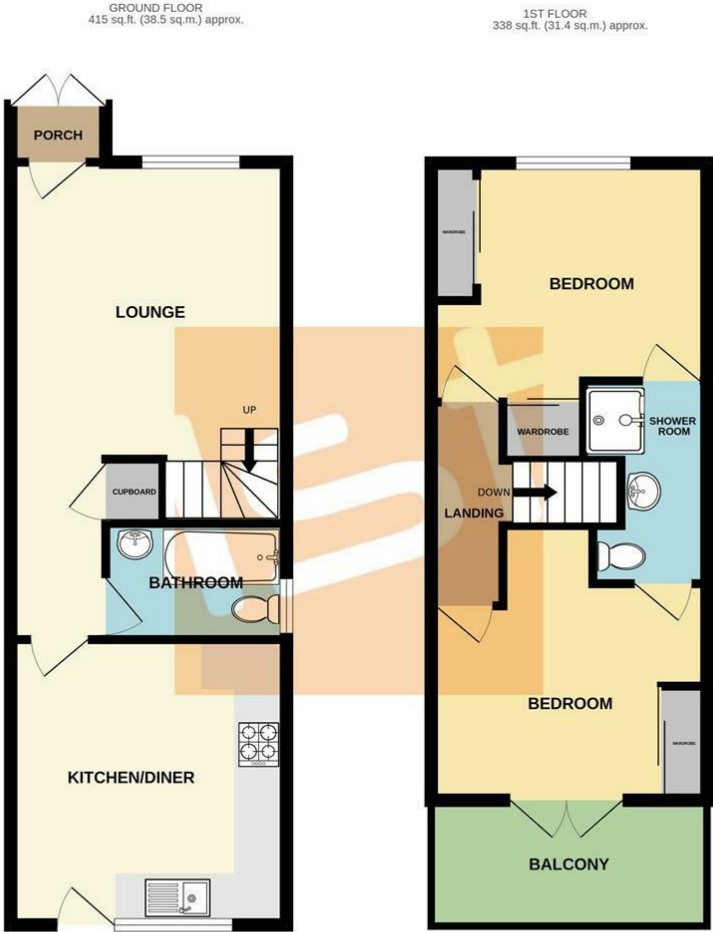
## Rear Garden



Small paved west facing rear garden...



Floor Plan

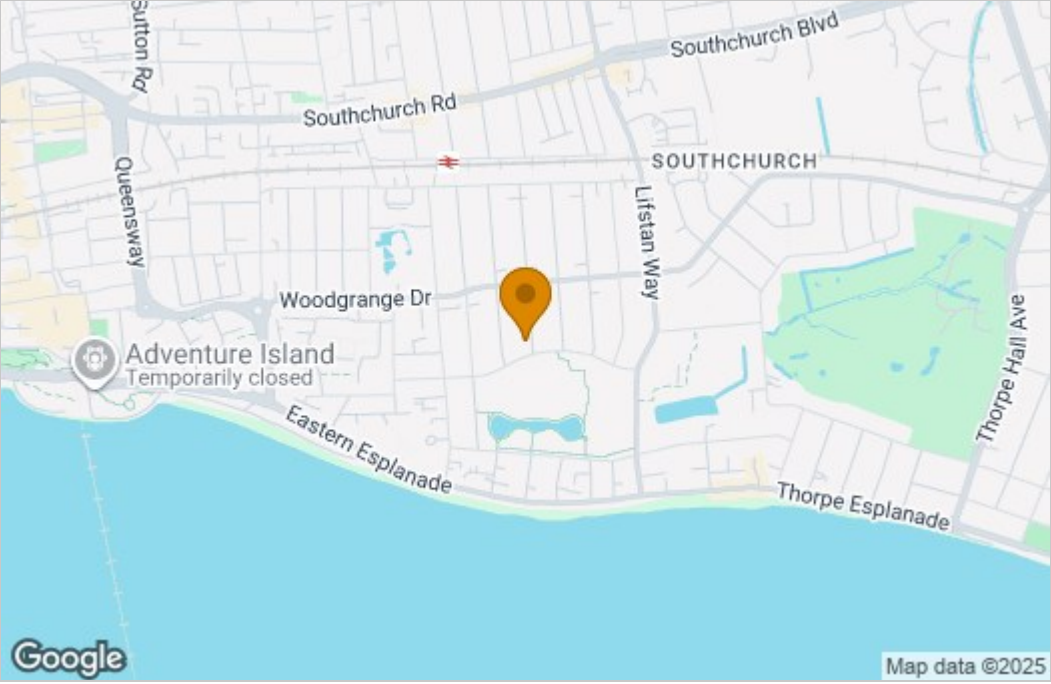


TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

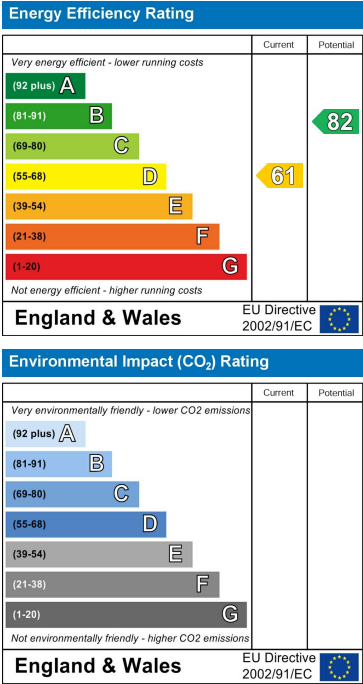
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2025

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.