

Ist Call

SALES AND LETTINGS



Bournemouth Park Road, Southend-On-Sea, SS2 5LN

£395,000

5-bed semi in prime Southend location! Central spot near stations & seafront. Spacious rooms, approx. 50ft garden, off-street parking. Chain-free sale. Great potential - cosmetic updates needed. Perfect family home or investment opportunity!

This impressive five-bedroom semi-detached house occupies a prime central location with excellent connectivity to Southend City Centre, railway stations, and the seafront. The well-proportioned accommodation features five first-floor bedrooms plus shower room and WC, while the ground floor offers versatile living spaces including a lounge, separate dining room, morning room, fitted kitchen, bathroom, and additional WC. Practical benefits include off-street parking and an approximately 50' rear garden, perfect for families or entertaining. The property is available chain-free, ensuring a smoother transaction process. While requiring some cosmetic updates, this represents an exceptional opportunity to create a stunning family home or investment property in a highly desirable location. The generous room proportions and flexible layout provide endless potential. Viewing advised.

Accommodation Comprising

Front door to...

Entrance Hall

Staircase to first floor, understairs storage cupboard, two radiators, doors off to...

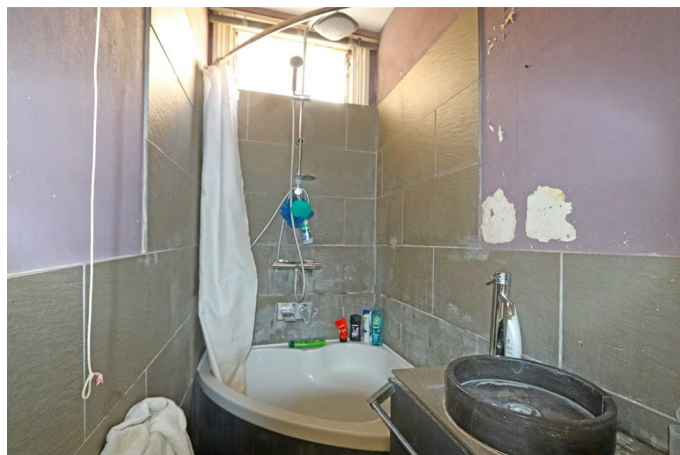
Room 1 15'8" into bay x 13'5" (4.8 into bay x 4.1)

Double glazed bay window to front, radiator...

Room 2 13'1" x 13'5" (4 x 4.1)

French doors to rear, radiator, feature fireplace...

Bathroom



Suite comprising corner bath with shower unit over, vanity wash hand basin, radiator, tiled splashbacks, obscure glazed window to side...

Dining Room 15'5" x 12'1" (4.7 x 3.7)



Window to side, radiator, cupboard housing gas central heating & hot water boiler, picture rail, coved ceiling...

Kitchen 10'5" x 12'1" (3.2 x 3.7)



Range of fitted base units with working surfaces over, inset single drainer stainless steel sink unit, gas cooker with extractor hood over, matching wall mounted units, radiator, quarry tiled flooring, window and part glazed door to side, french doors to rear...

First Floor Landing

Range of double glazed windows to side, coved ceiling, doors off to...

Room 3 10'5" x 9'10" (3.2 x 3)

Double glazed window to rear, radiator...

Room 4 8'6" x 8'2" (2.6 x 2.5)

Window to side, radiator, boarded cast iron fireplace...

Room 5 13'1" x 13'5" (4 x 4.1)

Window to rear, radiator, feature fireplace, built in storage cupboard, coved ceiling...

Room 6 15'8" x 13'5" (4.8 x 4.1)

Bay window to front, radiator, feature fireplace, picture rail, coved ceiling with ceiling rose...

Room 7 8'2" x 5'10" (2.5 x 1.8)

Window to front, radiator, coved ceiling...

Shower Room

Suite comprising shower cubicle, vanity wash hand basin, radiator, tiled flooring, obscure double glazed window to side...

Separate W.C.

Low level W.C., obscure glazed window to side...

Externally

Front Garden

Providing off street parking for two vehicles...

Rear Garden



Approx. 50' in depth...

Rental Breakdown

We are advised that all tenants are on Assured Shorthold Tenancies with the current rents being achieved -

Room 1 - £120 per week

Room 2 - £110 per week

Room 3 - £90 per week

Room 4 - £75 per week

Room 5 - £100 per week

Room 6 - £110 per week

Room 7 is not currently offered for rent

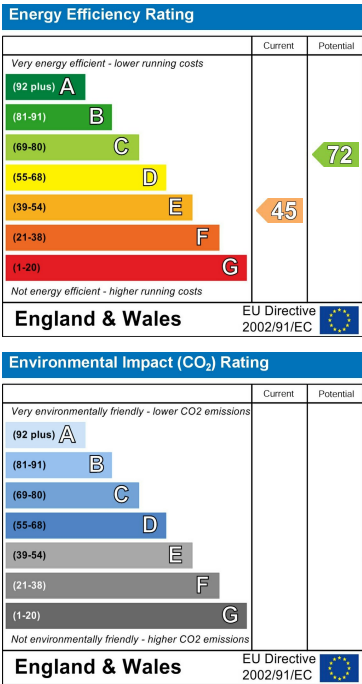
Floor Plan



Area Map



Energy Efficiency Graph



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