



15 Princes Street

# 15 Princes Street Southend-On-Sea Essex SS1 1QA

Home Estate Agents are pleased to offer for sale this charming two bedroom character cottage which benefits from well maintained living accommodation throughout along with a pretty west backing rear garden and off street parking to the front.

The accommodation comprises; spacious through lounge/diner, modern fitted kitchen and a luxury fitted ground floor bathroom, whilst there are two well appointed double bedrooms to the first floor.

Externally there is a pretty rear garden with a purpose built garden room and off street parking to the front for one vehicle.



Situated in Princes Street, Southend On Sea, this charming period property is situated in a convenient position within walking distance of Southend Town Centre along with Southend Central Railway station being close at hand.

## Accommodation Comprises

Part glazed entrance door leading to:

### Lounge /Diner 22'6 x 12'

Double glazed bay window to front aspect, wood flooring, coved and smooth plastered ceiling, feature cast iron fireplace, stairs leading to the first floor landing with bespoke fitted under stairs storage, two radiators, double glazed door to garden.

### Kitchen 10' x 7'2

Double glazed window to side aspect. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of square edge work surfaces with



### First Floor

Doors to:

#### Bedroom One 12' x 11'

Two double glazed windows to front aspect, wood flooring, smooth plastered ceiling, feature fireplace, radiator.

#### Bedroom Two 11' x 8'6"

Double glazed window to rear aspect, wood flooring, smooth plastered ceiling, built-in over stairs storage cupboard, twin built-in alcove storage wardrobes, radiator.

### Extremally

#### Rear Garden

The property benefits from a west backing rear garden which commences with a decked patio area with the remainder being laid to lawn giving access to a purpose built garden room which has power and lighting connected.

#### Front Garden

The front of the property is paved providing off street parking for one vehicle.



cupboards and drawers, appliance space and plumbing for washing machine and fridge/freezer, built-in oven and hob with extractor hood over, further range of matching eye level wall mounted units, door to:

#### Bathroom 7'5 x 6'

Double glazed obscure window to rear aspect, luxury fitted suite comprising; floor standing bath with mixer tap, low level WC, wash hand basin with mixer tap and vanity unit beneath, fully tiled shower cubicle, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.



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Guide Price: £300,000 - £325,000 Freehold

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