

home.

£345,000

Wentworth Road, Southend-On-Sea

18 Wentworth Road, Southend-On-Sea, Essex, SS2 5LG



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Home Estate Agents are Excited to introduce this three bedroom property on Wentworth Road in Southend-On-Sea, this delightful terraced house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. The bright and airy reception rooms create a welcoming atmosphere, perfect for both relaxation and entertaining.

One of the standout features of this home is the large rear garden, which not only provides a tranquil outdoor space but also includes a substantial outbuilding. This versatile outbuilding boasts a lounge, shower room, and an additional bedroom, making it an excellent option for guests, a home office, or even a hobby space.

Parking is a breeze with off-street parking available for two vehicles, ensuring that you and your guests can come and go with ease. The property is conveniently located close to Prittlewell Train Station, making commuting straightforward, while Southend High Street offers a variety of shops, cafes, and amenities just a short distance away. For those who enjoy outdoor activities, the nearby Victory Sports Ground provides ample opportunities for leisure and recreation.

This spacious terraced house is not just a home; it is a lifestyle choice, offering both comfort and accessibility in a vibrant community. Don't miss the chance to make this wonderful property your own.



Accommodation Comprises

Entrance via entrance door with obscure glass into:

Entrance Hall

Wood effect laminate flooring, double glazed window to front aspect, dado rail, picture rail, carpeted stairs leading to first floor, ceiling light, radiator. Doors to:

Lounge

Wood effect laminate flooring, double glazed bay window to front aspect, picture rail, ceiling light, storage cupboard, radiator. Access to:

Conservatory

Wood effect laminate flooring, double glazed window to rear aspect, double glazed door to rear aspect leading to garden, marble effect worksurface with storage under and space for washing machine, wall lights, radiator.

Kitchen

Wood effect laminate flooring, radiator, ceiling light, understairs storage, range of base units with marble effect worksurfaces and matching wall mounted eye level cabinets, integrated oven with four ring induction hob, one and a half sink with drainer, storage cupboard.

First Floor Landing

Carpeted, dado rail, picture rail, ceiling light. Doors to:

Bedroom One

Carpeted, double glazed window to front aspect, picture rail, ceiling light, radiator, walk in wardrobe with wood effect laminate flooring, ceiling light.

Bedroom Two

Carpeted, picture rail, double glazed window to rear aspect, ceiling light, radiator. Access to:

Loft Room

Accessed via loft ladder, wood effect laminate flooring, eaves storage, wall lights, extractor.

Bedroom Three

Wood effect laminate flooring, double glazed window to front aspect, ceiling light, picture rail, radiator.

Bathroom

Marble effect lino flooring, tiled walls, double glazed obscure window to rear aspect, extractor, ceiling light, panelled bath with shower over, WC, wash hand basin, heated towel rail.

Externally

Frontage

Paved driveway enabling off street parking for two cars and dropped kerb.

Rear Garden

Rear garden commencing with raised decked area and the central area being laid to lawn, flower bed borders, , side access to the front of the property, external wall lighting, power socket and water tap, large outbuilding to the immediate rear of the garden.

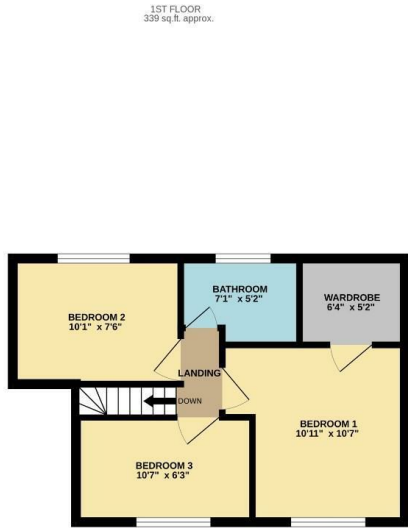
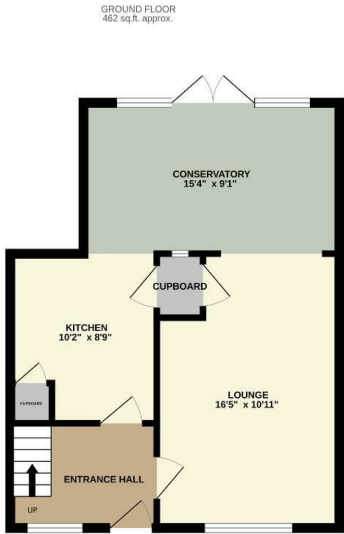
Outbuilding

With three rooms - lounge, storage room and bedroom. The lounge area has wood lino flooring, wall lighting, ceiling light, two small double glazed obscure windows to rear aspect, double glazed windows to front aspect and double glazed patio doors leading to the garden, kitchenette for a fridge freezer, sink, wall and base units, ceiling light, access to a shower room with tiled flooring and walls, shower cubicle, extractor fan, ceiling light, wash hand basin and WC. To the rear there is storage area with concrete flooring leading to a bedroom with wood effect lino flooring, corrugated double glazed skylight, wall lighting, fitted wardrobes with sliding doors.









TOTAL FLOOR AREA : 897 sq.ft. approx.
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£345,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.