



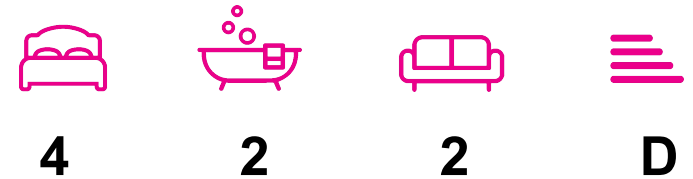
home.

OFFERS IN EXCESS OF

£950,000

Burges Road, Thorpe Bay

162 Burges Road, Southend-On-Sea, Essex, SS1 3JP



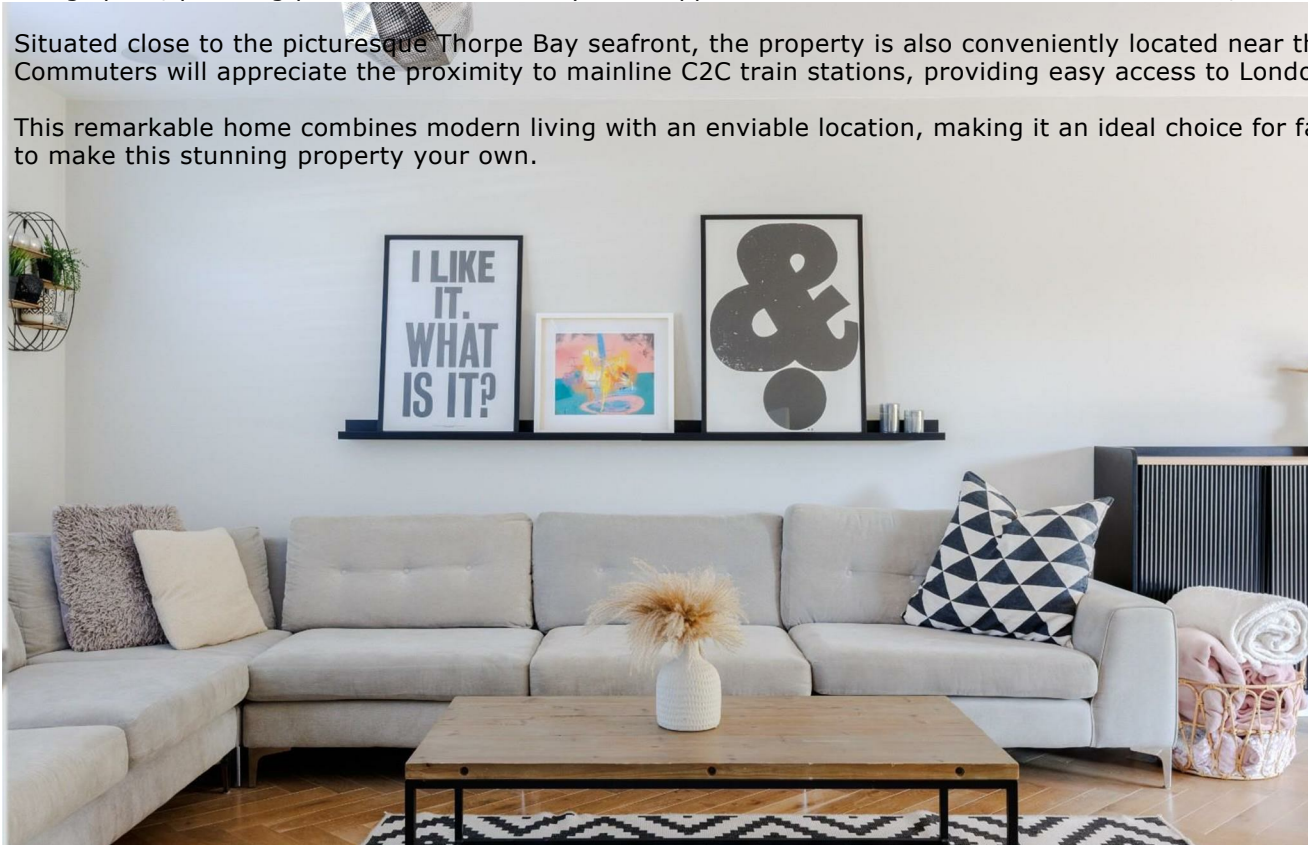
Home Estate Agents are delighted to present this exquisite four-bedroom detached house located on Burges Road in the desirable area of Southend-On-Sea, specifically within the charming Burges Estate of Thorpe Bay. This property boasts an impressive layout, featuring two reception rooms that provide ample space for relaxation and entertainment.

The heart of the home is a beautifully styled open plan kitchen and dining area, enhanced by a bi-fold window that seamlessly connects the indoor space to the stunning 100ft south-facing garden. This outdoor area is perfect for enjoying sunny days and hosting gatherings. The property also includes four generously sized double bedrooms, ensuring plenty of room for family and guests. Additionally, there are two well-appointed bathrooms, a convenient utility room, and a downstairs w/c, catering to all your practical needs.

Parking is a breeze with an in-and-out driveway that accommodates up to four vehicles, along with a garage for extra storage. For those looking to expand their living space, planning permission has already been approved for an extension and a roof terrace, offering exciting possibilities for future enhancements.

Situated close to the picturesque Thorpe Bay seafront, the property is also conveniently located near the Thorpe Bay Yacht Club and Thorpe Hall Golf Course. Commuters will appreciate the proximity to mainline C2C train stations, providing easy access to London.

This remarkable home combines modern living with an enviable location, making it an ideal choice for families and professionals alike. Do not miss the opportunity to make this stunning property your own.



Accommodation Comprises

The property is approached via a double obscured glazed door with adjacent double obscured glazed window into:

Entrance Hall

Solid wooden flooring, double glazed obscure window to front aspect, smooth plastered ceiling with LED downlights, stairs rising to first floor landing with glass balustrade, Doors to:

Lounge

23' 8" x 13' 4

Herringbone wooden flooring, double glazed bi-folding doors to rear with fitted electronic blinds and leading to garden, double glazed window to front with bespoke fitted Plantation shutters, smooth plastered ceiling with integrated ceiling speakers, two wall mounted radiators. Folding wooden doors to side with inset glazed panels leading to:

Open Plan Kitchen/Dining Room

22' 6" x 22' 5

Kitchen

Tiled effect vinyl flooring, double glazed door to side, double glazed obscure door to side leading to lounge plus beautiful bi-folding window with electronic blinds, fitted breakfast bar overlooking the rear garden, plus further windows to side and rear. The kitchen is fitted to include a range of base units with square edge worksurfaces with matching eye level wall mounted units, inset stainless steel sink with mixer tap and drainer unit, space for freestanding cooker, space and plumbing for dishwasher and space for fridge freezer. Open to:

Dining Area

Porcelain tiled floor with under floor heating, smooth plastered ceiling with integrated speakers, radiator.

Separate WC

Tiled flooring, part tiled walls, double glazed obscure window to side, two piece suite comprising WC, wash hand basin with mixer tap and vanity storage beneath, smooth plastered ceiling with LED downlights, extractor, wall mounted heated towel rail.





First Floor Landing

Large double glazed window to front with bespoke fitted plantation shutter, smooth plastered ceiling with LED downlights, access to loft space via Aluminium framed ladder. Doors to:

Bedroom One

21' 1 x 10' 1

Double glazed wrap around window to rear with bespoke fitted plantation shutter overlooking rear garden and offering amazing views towards Southend Seafront and Thames Estuary beyond, double glazed window to side with fitted shutter, smooth plastered ceiling with LED downlights, radiator.

Bedroom Two

13'5 x 11'11

Double glazed window to rear overlooking rear garden, radiator.

Bedroom Three

13'6 x 11'0

Double glazed window to front and side both with bespoke Plantation shutters, radiator.

Bedroom Four

10'1 x 8'10

Double glazed window to rear overlooking rear garden, radiator.

Family Bathroom

Tiled flooring, part tiled walls, double glazed obscure window to side, three piece suite comprising; WC, wash hand basin with mixer tap and vanity storage beneath, bath with shower over and glass screen, smooth plastered ceiling with LED downlights, wall mounted vanity mirror with lighting, extractor, chrome heated towel rail.

Externally

Rear Garden

South facing rear garden measuring approx 100ft commencing with paved patio with mature shrub borders and trees, wooden Pergola, external bar area and further seating area to the side, side access.

Utility/Storage Area

10'10 x 6'7

Window to rear, door to side, power and lighting, space and plumbing for washing machine. Sliding obscured glazed door to side with access to:

Garage

17'3 x 10'10

Garage with up and over electric door to front, power and lighting, door to utility area.

Parking

The property benefits from a in and out block paved driveway providing ample off street parking for several vehicles, mature planted borders offering a variety of shrubs and trees. Access to side.





GROUND FLOOR
1003 sq.ft. approx.

1ST FLOOR
783 sq.ft. approx.



TOTAL FLOOR AREA : 1786 sq.ft. approx.
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LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
F

TENURE
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

VIEWINGS
By prior appointment only

Offers In Excess Of £950,000 Freehold

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

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.