



Lifstan Walk, Southend-On-Sea  
£550,000

home.



# 11 Lifstan Walk

## Southend-On-Sea

### SS2 4GW



- Spacious Detached House
- Five Double Bedrooms
- Family Bathroom and Three En-Suites
- Large Lounge
- Low Maintenance Rear Garden
- Large Kitchen with Fitted Appliances
- Multiple Reception Rooms
- Off Street Parking
- Double Length Garage
- Excellent Location Close to Southchurch Road, Southend Seafront and Southend East Train Station

#### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





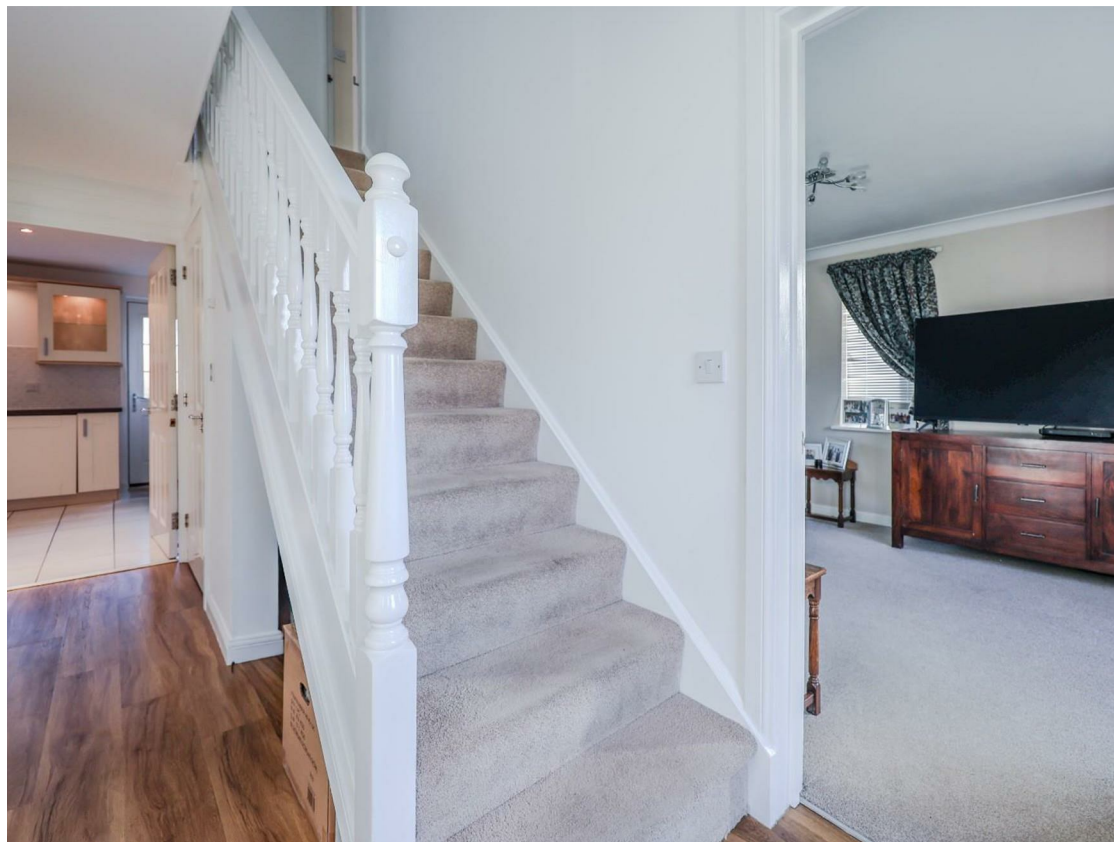
Home Estate Agents are delighted to present this impressive five-bedroom detached house located on Lifstan Walk in Southend-On-Sea. This property offers a perfect blend of space and comfort, making it an ideal family home.

Upon entering, you are greeted by a generous lounge that provides a welcoming atmosphere for relaxation and entertainment. The dining room is perfect for family meals and gatherings, while the well-appointed kitchen boasts fitted appliances, ensuring that culinary enthusiasts will feel right at home. A convenient downstairs w/c adds

to the practicality of the ground floor.

Moving to the first floor, you will find three of the five bedrooms, all of which are spacious double rooms featuring fitted wardrobe storage. Two of these bedrooms benefit from en-suite bathrooms, providing added privacy and convenience. Additionally, a family bathroom serves the remaining bedroom on this level.

The second floor hosts two further double bedrooms, one of which also includes an en-suite, making it perfect for guests or older children seeking their own space.



Externally, the property boasts a low-maintenance rear garden, ideal for outdoor relaxation or entertaining. Parking is a breeze with one dedicated space and a double-length garage, providing ample room for vehicles and storage.

Situated in an excellent location, this home is conveniently close to Southchurch Road, Southend East train station, and the beautiful Southend seafront, offering a variety of amenities and leisure activities. This property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this wonderful house your new home.





## Accommodation comprises

### Entrance Hall

Composite door with a double glazed obscure window panel, to the side of the door there is a double glazed obscure window, skirting, radiator, ceiling light, carpeted stairs to the first floor. Doors to lounge, kitchen, dining room & downstairs WC.

### Lounge

23'1" x 10'9"

Carpet floors, skirting, radiator x 2, coving, ceiling light x 2, fireplace, two double glazed windows to the side aspect, double glazed bay window to the front aspect, double glazed patio doors leading to the garden with double glazed window to the side of the patio doors.

### Dining Room

11'11" x 10'8"

Carpet flooring, skirting, coving, ceiling light x 2, radiator, double glazed window to front aspect,.

### Downstairs WC

5'5" x 3'0"

Luxury vinyl flooring, , part tiled walls, ceiling light, extractor fan, radiator, sink, toilet.

### Kitchen

16'9" x 12'0"

Tiled floor, skirting, radiator, spot light lighting, double glazed window to rear aspect x 2, composite door with obscure panelled glass leading to the garden. The kitchen has a wood effect work surface with a tiled back splash, range of base & wall cabinets, six ring gas Cannon range cooker, extractor over, built-in dishwasher, built-in fridge/freezer, space for washing machine.

### First Floor Landing

Carpeted stairs leading to carpeted landing, skirting, ceiling light x 2, radiator, double glazed window to front aspect. Doors to: bathroom, bedroom two, bedroom three & bedroom five.

### Bedroom Two

12'2 x 11'7

Carpet flooring, skirting, pendant ceiling light, radiator, double glazed window to front aspect, two storage cupboards.

### En-Suite Bathroom

8'2 x 7'7

Wood effect LVT flooring, tiled walls, double glazed obscure window to rear aspect, radiator, spot light lighting, extractor, shower cubicle.

### Bedroom Three

12'3 x 11'0

Carpet flooring, skirting, pendant ceiling light, storage cupboard, double glazed window to rear aspect, double glazed window to side aspect. Door to:

### En-Suite

5'4 x 5'4

Wood effect LVT flooring, tiled walls, radiator, double glazed obscure window to rear aspect, extractor fan, spot light lighting, shower cubicle, toilet, sink.

### Bedroom Five

11'0 x 10'9

Carpet flooring, skirting, pendant ceiling light, radiator, double glazed box bay window to front aspect, built-in cupboard.

### Bathroom

7'6 x 6'1

Wood effect LVT flooring, radiator, tiled walls, spot light lighting, extractor, double glazed obscure window to rear aspect, panelled bath, sink & toilet.

### Second Floor Landing

Carpeted stairs leading to a carpeted landing, skirting, ceiling light, access to airing cupboard, double glazed Velux window to rear aspect.

### Bedroom One

13'2 x 12'0

Carpet flooring, skirting, radiator, pendant ceiling light, double glazed window to front aspect, access to:

### En-Suite

7'7 x 5'7

Wood effect LVT flooring, tiled walls, spot light lighting, extractor fan, double glazed Velux window to rear aspect, shower cubicle, radiator, toilet & sink.

### Bedroom Four

17'7 x 11'0

Carpet flooring, skirting, pendant ceiling light, two radiators, double





glazed window to front aspect, double glazed window to side aspect, double glazed Velux window to rear aspect.

### Rear Garden

Mainly a porcelain tile patio, small area of artificial grass lawn, pond to the rear of the garden with a waterfall feature, flowerbed border to the rear with mature trees and shrubs, external water tap, external power, access to the driveway area & the double garage.

### Front

Porcelain tiled pathway leading to the front door, which also extends round to the side of the property with side access to the rear of the property & garden. Mature flowerbed border with bushes. Double length garage to side. External wall lighting & iron gate leading to the garden. The driveway has parking space for 1 vehicle.

### Double Garage

Door to side with obscure glass panel, garage door to the front, power & lighting.

### Agent Notes

The vendor has advised that there is an estate management charge of £242.64 Per annum.

All photos marked with an asterisk (\*) have been digitally altered to include flooring.













## Property Details

5 Bedrooms  
4 Bathrooms  
1 Reception Rooms  
House - Detached

Approx. sq ft  
EPC band: C  
Tenure: Freehold  
Council Tax Band: F

£550,000



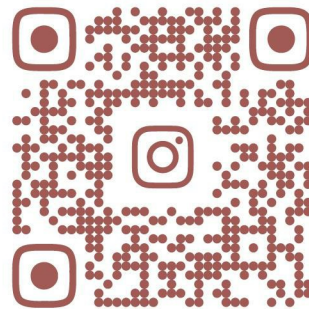
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