

**SCOTT &
STAPLETON**

CHRISTCHURCH ROAD
Southend-On-Sea, SS2 4JN
£375,000





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Offering good size, well presented accommodation including large lounge, study, good size kitchen/diner, 3 bedrooms & a family bathroom. There are also an abundance of original features plus a great size rear garden.

Ideally situated, within easy walking distance of Southend city centre, Southend East railway stations, shops, schools, parks & seafront.

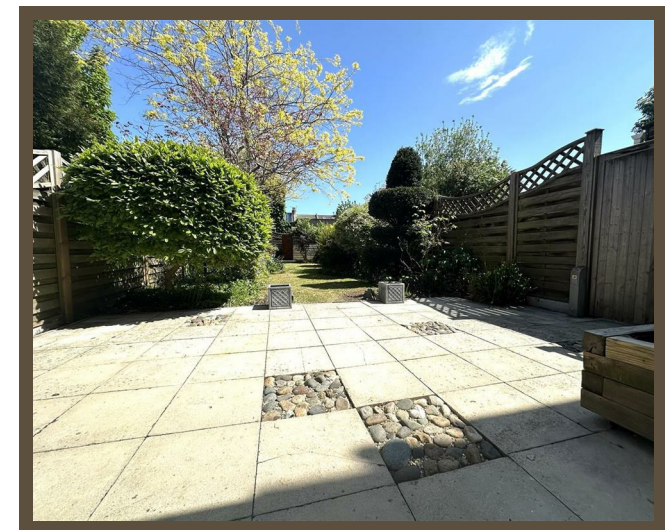
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Accommodation comprises

Original solid wood entrance door with stained, lead light insets, leading to entrance hall.

Entrance hall

4.5 x 1.6 (14'9" x 5'2")

Feature stained, lead light windows to front. Stairs to first floor with spindles & balustrade, large understairs storage cupboards. Radiator, ornate coving, ceiling rose, dado rail. Stripped panelled doors to all rooms.

Lounge

4.6 x 3.7 (15'1" x 12'1")

Sash bay window to front. Feature Victorian fireplace with marble surround & tiled hearth, double radiator, picture rail, coving with plaster moulded ceiling & ceiling rose.

Study

2.8 x 1.9 (9'2" x 6'2")

Part glazed door to rear on to garden. Double radiator, wood panelled walls, laminate flooring.

Kitchen/diner

5 x 3.2 (16'4" x 10'5")

Part glazed door to rear on to garden, Sash windows to rear. Range of base & eye level units with drawers over base units, integrated appliances including electric double oven, separate electric hob, extractor fan & dishwasher. Space for fridge/freezer, original dresser, fireplace, laminate flooring, coved ceiling.

First floor landing

2.3 x 2.1 (7'6" x 6'10")

Coved ceiling, stripped panelled doors to all rooms.

Bedroom 1

4.6 x 3.3 (15'1" x 10'9")

Sash bay window to front. Radiator, picture rail, coved ceiling with ceiling rose, original built in cupboard.

Bedroom 2

4.1 x 3.2 (13'5" x 10'5")

Sash windows to rear. Feature Victorian cast iron fireplace, radiator in ornate cover, coved ceiling, ceiling rose.

Bedroom3

2.5 x 2 (8'2" x 6'6")

Sash window to front. Radiator, laminate flooring, coved ceiling.

Bathroom

2.9 x 2.1 (9'6" x 6'10")

Obscure sash window to rear. White suite comprising of wood panelled bath with separate electric shower over & glass screen, pedestal wash hand basin & low level WC. Part tiled walls, heated towel rail, loft access, extractor fan.

Front garden

The property is set well back from the road with a brick wall to the front boundary. Mainly shingled front garden with original ornate tiled pathway to covered porch & entrance door.

Rear garden

Good size rear garden extending to approx. 60' commencing with large, full width patio, remainder laid to well tended lawns with mature shrubs & trees. Fully fenced, timber shed, brick built tool shed, outside tap.

