

**Shaftesbury Avenue, Southend-On-Sea, SS1 2YN**

**£795,000**

#### UNIQUE RESIDENTIAL FREEHOLD INVESTMENT OPPORTUNITY

A rare offering comprising two substantial adjacent freehold houses with exceptional development and conversion potential, commanding an enviable position directly overlooking Southchurch Park. These impressive freehold properties have been successfully combined and most recently operated as a Supported Living facility accommodating 12-13 rooms. The substantial combined accommodation now presents exciting opportunities for astute investors and developers.

Development Potential (Subject to Planning)  
The flexible nature of these large buildings offers multiple strategic options:

Revert to two substantial individual family homes  
Continue as specialist accommodation facility  
Convert to multiple residential units  
Alternative residential or care-related uses

Prime Location  
The property enjoys an exceptional setting with:

Direct park views across Southchurch Park  
Seafront and beaches just a two-minute walk away  
Easy access to Southend East railway station for London connectivity  
Established residential area with strong rental and sales demand

#### External Features

Front gardens predominantly hard-surfaced providing parking for up to 4 vehicles  
Rear gardens offering valuable amenity space  
Substantial plot with development potential

#### Investment Highlights

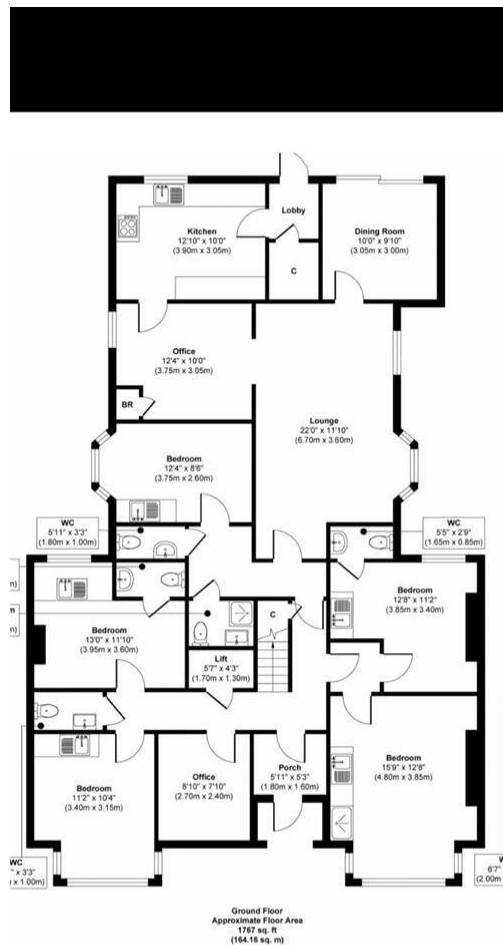
Rare freehold investment opportunity  
Significant flexibility for multiple uses  
Prime location with park views and coastal proximity  
Strong transport connectivity  
Established commercial use with potential to maximize value

This represents an exceptional opportunity for investors, developers, or owner-occupiers seeking substantial space with multiple revenue or lifestyle options in one of Southend's most desirable locations.

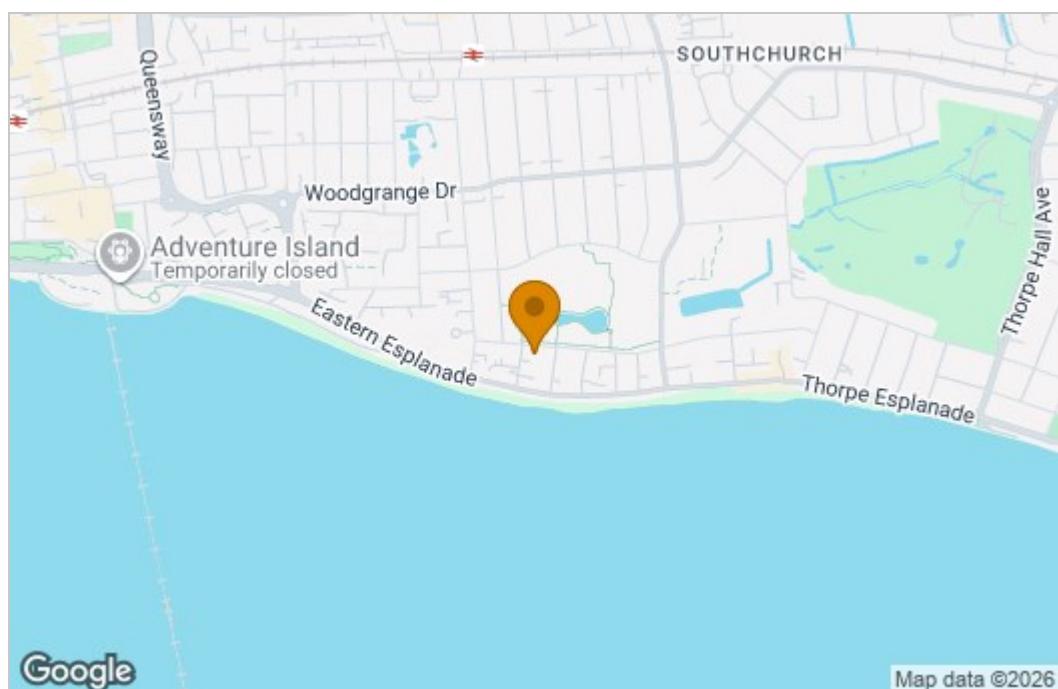
#### Agents Note

We understand that the Local Authority has already rejected an application for the property to be converted to an HMO...

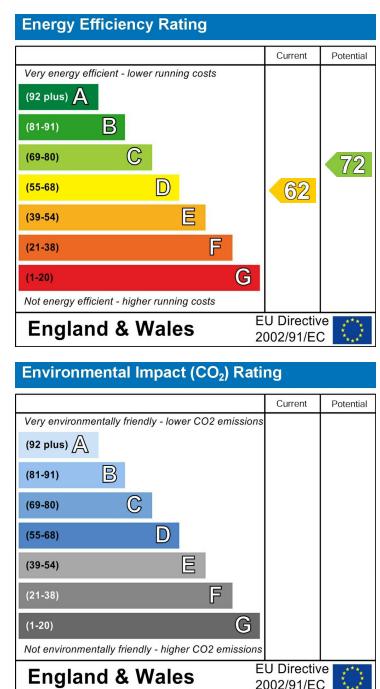
## Floor Plan



## Area Map



## Energy Efficiency Graph



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