



**LEWES ROAD  
SOUTHEND-ON-SEA, SS2 4BB**

**PRICE GUIDE £310,000  
FREEHOLD**

\*\* £310,000 - £325,000 \*\* - NO ONWARD CHAIN \*\* - TWO DOUBLE BEDROOM TERRACED HOUSE BOASTING OFF-STREET PARKING FOR MULTIPLE VEHICLES, A LOW MAINTENANCE REAR GARDEN AND FANTASTIC GARDEN ROOM WITH AIR-CONDITIONING, ELECTRIC AND WI-FI. PRESENTED TO A HIGH STANDARD THROUGHOUT, A FANTASTIC FIRST TIME PURCHASE.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

## LEWES ROAD

- Deceptively spacious two bedroom family home
- Off-street parking for multiple vehicles
- Low maintenance rear garden with artificial lawn
- Superb garden room with air-conditioning and Wi-Fi
- Welcoming lounge with air conditioning
- Large master bedroom spanning 17' in width
- Convenient ground-floor WC and utility
- Brilliant location close to well regarded schools
- Within easy reach of travel links and local amenities
- A wonderful first time purchase



Situated in the sought-after location of Lewes Road, this sizable two double bedroom mid-terraced family home offers stylish living in a highly convenient setting. The property is within close proximity to excellent schools, local shops, parks, amenities, and transport links, making it ideal for families and professionals alike.

To the front, a generous driveway provides off-street parking for multiple vehicles. The rear garden is designed for ease of maintenance, featuring a delightful patio area and artificial lawn, perfect for relaxing or entertaining.

Internally, the home has been maintained to a beautiful standard throughout. The ground floor offers a welcoming lounge with air conditioning, a good-sized kitchen, and an additional dining room. The ground-floor also hosts a convenient utility area and WC. Upstairs, the first floor hosts two large double bedrooms, including a master bedroom spanning the full width of the property, alongside a modern shower room.

The rear garden also provides access to a fantastic, fully equipped garden room – complete with air conditioning, electricity, and Wi-Fi – offering superb versatility as a home office, games room, or potential annexe.

Properties of this calibre rarely stick around for long. An internal viewing comes highly recommended.

### Two bedroom terraced house

#### Entrance hallway

#### Lounge

#### Kitchen

#### Dining room

#### Covered lobby area

#### Utility area

#### WC

#### Stairs to first floor

#### Shower room

#### Bedroom one

#### Bedroom two

#### Low maintenance rear garden

#### Garden room with electric and WI-FI

#### Off-street parking for two cars

## LEWES ROAD





## LEWES ROAD



### ADDITIONAL INFORMATION

**Local Authority** – Southend Borough Council

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. Responsibility is taken for any omissions or errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.

Made with Metropix 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		64
(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

RP & C Estate Agents  
15 Nelson Street  
Southend On Sea  
SS1 1EF

01702 844984  
[info@rpcestateagents.co.uk](mailto:info@rpcestateagents.co.uk)  
[www.rpcestateagents.co.uk](http://www.rpcestateagents.co.uk)

RP & C.  
RICKY, PLANT CHEN-PORTER