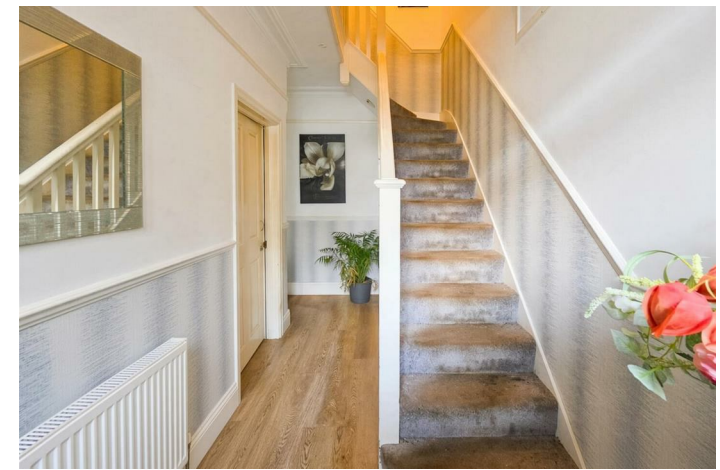




HAMSTEL ROAD

SOUTHEND-ON-SEA, SS2 4NF

OFFERS OVER £375,000
FREEHOLD

Delightful three bedroom semi-detached family home, boasting a great deal of character and charm. Perfectly positioned in a convenient Southchurch Village location for easy access to Southend East Train Station, shops, amenities, well regarded schools and much more.

RP&C.
RICKY, PLANT  CHEN-PORTER

HAMSTEL ROAD

- Characterful three bedroom semi-detached house
- Convenient Southchurch Village location
- Close to Southend East Train Station for direct access into Central London.
- Easy access to a wealth of shops
- Within easy reach of well regarded schools
- Bay-fronted lounge/diner
- Generous kitchen/diner
- UPVC sash windows
- Generous bedrooms
- Good sized rear garden



Occupying a highly convenient position in the heart of Southchurch Village, this attractive and characterful three-bedroom semi-detached family home offers a wealth of potential, combining charming period features with generously proportioned accommodation and the opportunity for a new owner to put their own stamp on the property.

The location is ideal for family life, with a wealth of well-regarded junior schools and a selection of senior schools within easy reach. The picturesque Southchurch Park, the seafront and an excellent choice of shops, cafés and restaurants along nearby Southchurch Road are all close at hand. For commuters, Southend East railway station provides direct services into London Fenchurch Street, whilst convenient local bus links offer further transport connections.

Internally, the property benefits from UPVC double-glazed sash windows and offers an appealing blend of character and practicality. The property already boasts several particularly attractive features, providing an excellent foundation for buyers looking to create a home tailored to their own tastes.

The generous bay-fronted lounge is a real highlight, retaining a wealth of character with an attractive ceiling rose and feature fireplace, creating a wonderful focal point to the room. To the rear, the

open-plan kitchen-diner provides a sociable and practical space for everyday family life, with direct access out to the rear garden. The kitchen was installed in 2022.

Stairs rise to the first floor, where the accommodation continues with two well-proportioned double bedrooms, including an impressive bay-fronted principal bedroom, alongside a larger-than-average third bedroom. The first floor is further complemented by a spacious four-piece family bathroom, comprising a bath and separate freestanding shower. The bathroom suite was newly installed in 2022.

Externally, the property enjoys an easy-to-maintain rear garden, complete with a useful brick-built storage area, which comes complete with electrics and a working toilet, ideal for family parties or BBQs.

Offering character, space and a superb Southchurch Village location, this is an excellent opportunity to acquire a home with genuine potential. With its generous accommodation and appealing original features this property would make a fantastic long-term family home, allowing the next owners to enhance and personalise it over time.

Three bedroom semi-detached house

Entrance hallway

Lounge 15'3 x 13'7

Dining area 12'6 x 10'3

Kitchen area 8'8 x 7'10

Stairs to first floor

Bedroom one 15'3 x 12'2

Bedroom two 12'6 x 12'2

Bedroom three 9'8 x 7'5

Family bathroom

Rear garden

HAMSTEL ROAD





HAMSTEL ROAD

ADDITIONAL INFORMATION

Local Authority – Southend

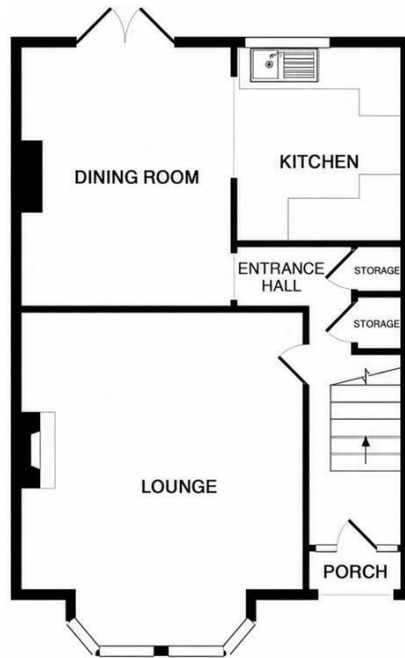
Council Tax – Band C

Viewings – By Appointment Only

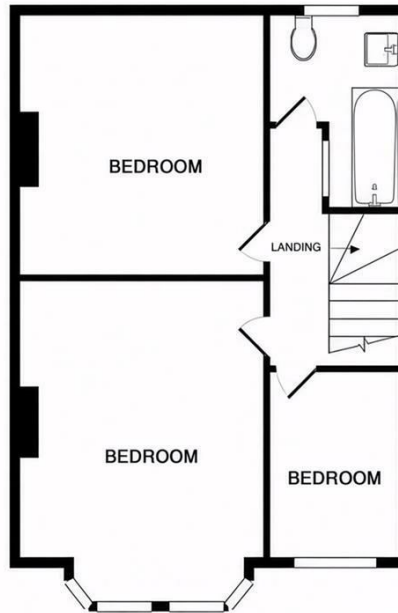
Floor Area – sq ft

Tenure – Freehold





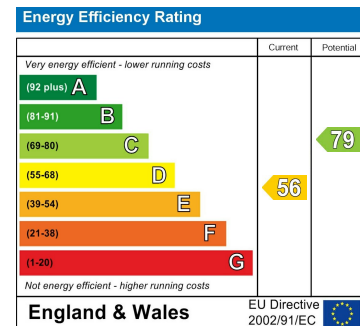
GROUND FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any



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

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