



BRANSCOMBE SQUARE

THORPE BAY, SS1 3QD

GUIDE PRICE £600,000

FREEHOLD

**** ICONIC POSITION & SCOPE TO EXTEND (stpp) - A BEAUTIFULLY PRESENTED AND FULLY DETACHED BUNGALOW IS SURE TO IMPRESS WITH IT'S TWO DOUBLE BEDROOMS, GRAND FOUR PIECE BATHROOM AND RECENTLY FITTED KITCHEN - 70ft GARDEN, GARAGE & INDEPENDENT DRIVEWAY - GUIDE PRICE £600,000-£625,000 ****

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Stunning location overlooking the iconic Branscombe Square
- Two bedroom detached bungalow (Both large double bedrooms)
- Large lounge/diner
- Recently fitted kitchen
- Grand four piece bathroom/WC & additional separate WC
- Conservatory/utility extension
- Double glazed & gas central heating
- 70ft rear garden and huge potential to extend (stpp)
- Garage and independent driveway
- Close to Thorpe Bay Broadway & mainline railway station



RP&C Estate Agents are delighted to bring to the market this charming detached two bedroom bungalow, occupying an enviable and particularly sought after position overlooking the beautiful Branscombe Square in the heart of Thorpe Bay.

Properties in this location rarely come to the market, and this attractive detached bungalow offers a wonderful opportunity to acquire a home in one of Thorpe Bay's most desirable and established residential settings.

From the moment you approach the property, its position is immediately apparent, with the front of the bungalow enjoying an attractive outlook across the iconic Branscombe Square. The accommodation is well proportioned throughout and offers a versatile layout comprising an inviting entrance hallway, a generous lounge with a pleasant outlook over the square, two double bedrooms, a grand four piece family bathroom and a separate WC.

To the rear is a modern fitted kitchen with direct access into a useful conservatory/utility room, which in turn provides access to the garden. The rear garden is a particularly appealing feature, extending to approximately 70ft, providing an excellent private outdoor space with plenty of scope for entertaining, relaxing and gardening. To the front, the property benefits from its own independent driveway providing

off-street parking and access to the detached garage, a highly desirable feature for a bungalow of this type and location.

Branscombe Square sits within an established residential neighbourhood renowned for its attractive homes, leafy surroundings and relaxed coastal lifestyle. The property is perfectly placed for enjoying the very best of Thorpe Bay, with The Broadway and its excellent selection of shops, cafés, restaurants and everyday amenities within easy walking distance. The Broadway is the heart of the local neighbourhood and offers a distinctly village style atmosphere, with independent retailers and local services alongside everyday conveniences.

For commuters, Thorpe Bay railway station is also within comfortable walking distance, providing regular c2c services towards London Fenchurch Street and Shoeburyness, making the property particularly attractive to those requiring convenient access into the City and central London. The location is equally well suited to those who enjoy an active coastal lifestyle. Thorpe Bay seafront and beach are close by, whilst the area is also home to a number of excellent sporting and leisure facilities, including Thorpe Hall Golf Club and Thorpe Bay Lawn Tennis Club. The nearby yacht club and coastal amenities further enhance the appeal of this enviable part of Southend.

In summary, this is a rare opportunity to acquire a detached bungalow in an exceptional Thorpe Bay location, directly overlooking Branscombe Square and within easy reach of the Broadway, railway station, seafront and an excellent range of leisure facilities.

An internal inspection is highly recommended to fully appreciate the position, accommodation and considerable appeal of this wonderful Thorpe Bay home.

Entrance Hallway

Access to all rooms.

Lounge/Diner 22'6 x 13'1

Stunning views over Branscombe Square.

Grand Four Piece Bathroom/WC 12'7 x 9'8

Separate WC

Bedroom One 14'1 x 11'1

Stunning views over Branscombe Square.

Bedroom Two 12'6 x 11'1

Kitchen 13'5 x 7'10

Conservatory/Utility Room 12'5 x 7'1

Rear Garden

The garden measures some 70ft in length. Stunning, private and unoverlooked rear garden of impressive proportions. Beautifully maintained with mature and attractive shrub borders, and fully enclosed by

fencing to all boundaries.

A patio and pathway lead through the garden, with convenient side access available from both sides of the property. The plot also benefits from an additional side garden area, similarly paved, which currently provides an ideal space for outdoor dining and entertaining. Further features include an outside tap, external meters, and direct access to the detached single garage via the side garden. This side plot also offers excellent potential for a side extension (subject to the necessary planning permission).

Front

A beautifully presented front garden set on a generous wide plot. Well maintained lawn areas are complemented by mature and attractive shrub borders. A paved driveway offers off street parking for two vehicles, with additional paved pathways leading to the front door and both side accesses. The driveway also provides access to the detached garage, while two wrought-iron side gates open onto the rear garden.

Garage 21'2 x 9'1

up/over door, power and light connected.

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ADDITIONAL INFORMATION

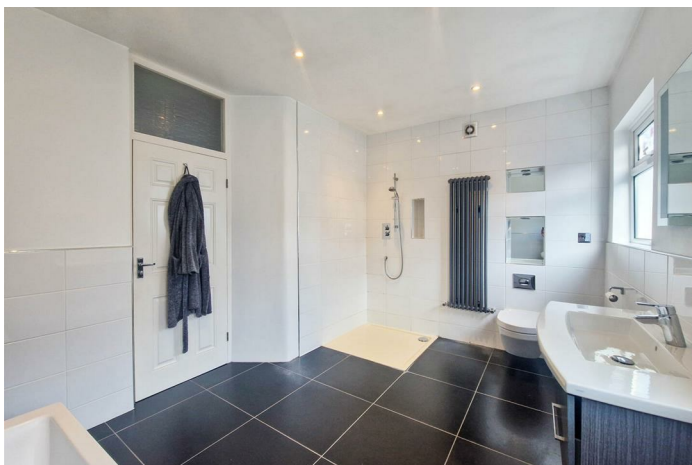
Local Authority – Southend

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1174.00 sq ft

Tenure – Freehold





Garage Approximate Area:
189.8 sq ft (17.64 sq mt)

Ground Floor Approximate Area:
984.8 sq ft (91.49 sq mt)

TOTAL APPROXIMATE FLOOR AREA:
1174.6 sq ft (109.13 sq mt)
FOR ILLUSTRATION PURPOSES ONLY
DIMENSIONS ARE APPROXIMATE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(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

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