



Poynings Avenue, Southend-On-Sea
£350,000

home.

87 Poynings Avenue

Southend-On-Sea
SS2 4RX



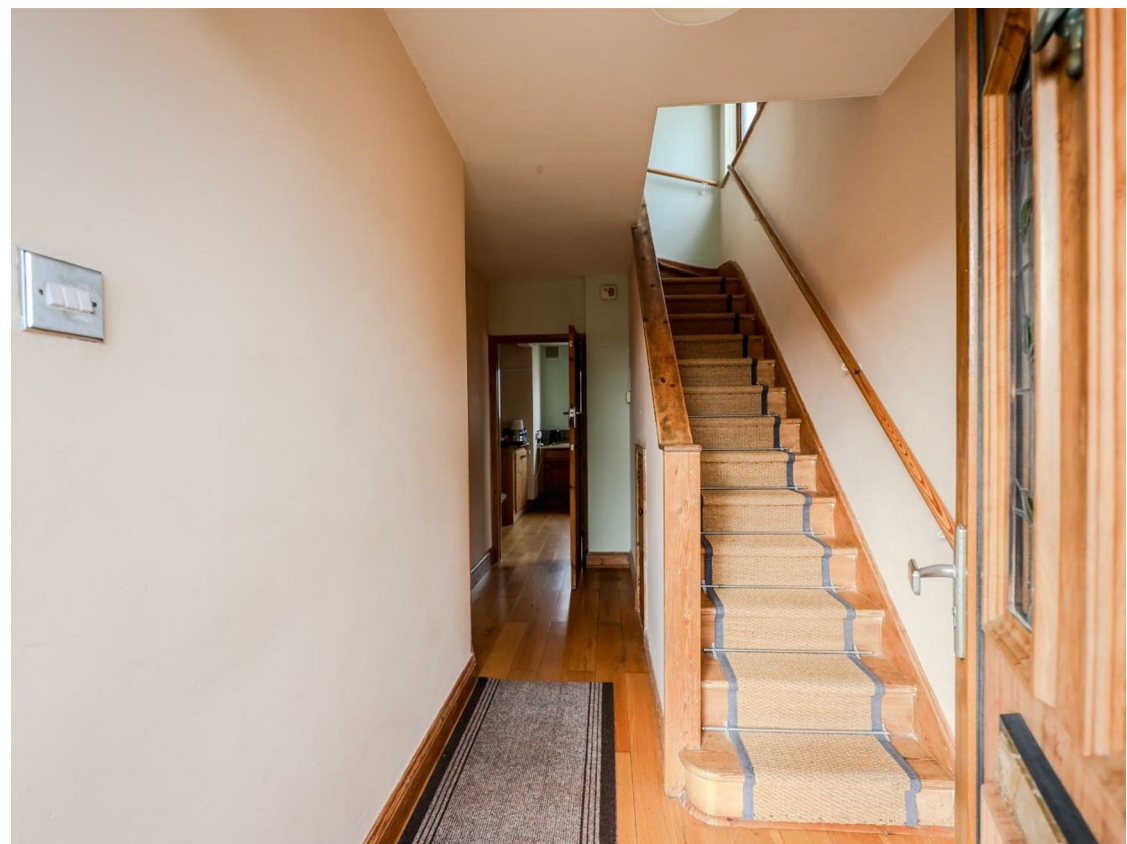
- Attractive Three Bedroom Semi Detached House
- No Onward Chain
- Sought After Wick Estate
- South Facing Lounge
- Open Plan Kitchen/Diner Overlooking The Rear Garden
- Large Rear Garden Backing Directly Onto Playing Fields
- Ample Off Street Parking
- Conveniently Close to Southend East Train Station & Local Shops

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Of Leigh are very excited to offer for sale this attractive three bedroom semi detached house which has been extended to the ground floor to provide spacious living accommodation which leads out to a large rear garden backing directly onto playing fields and which is being offered with no onward chain.

Requiring some modernisation the accommodation comprises; entrance hall, a south facing lounge and an open plan kitchen/diner which overlooks the rear garden, whilst to the first floor there are three bedrooms and a spacious family bathroom.

Externally the property benefits from a great size rear garden

which backs directly onto playing fields whilst to the front there is ample off street parking.

Situated in an excellent location within the sought after 'Wick Estate', this property is conveniently close to Southend East Train Station giving direct access into London Fenchurch Street and a variety of shops and transport links, making it an ideal choice for those seeking both comfort and convenience.

Accommodation Comprises

Part double glazed entrance door leading to:

Entrance Hall

14'9 x 9'7

Double glazed obscure lead light windows to front and side aspect, wood flooring throughout, stairs leading to first floor accommodation with understairs storage cupboard, smooth plastered ceiling, radiator. Doors to:

Lounge

13'1 x 12'3

Double glazed lead light bay window to front aspect, carpeted, coved ceiling, picture rail, dado rail, radiator.

Open Plan Kitchen & Dining Room

19'1 x 18'5 < 7'1

A spacious open plan kitchen diner with double glazed window to rear aspect and additional double glazed French doors leading to the garden and further door to side. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of square edge worksurfaces with an abundance of cupboards and drawers beneath, appliance space for cooker with extractor hood above, built-in larder with double glazed window to side, wall mounted boiler (n/t), coved ceiling, picture rail, dado rail, feature cast iron effect fireplace with tiled hearth and attractive wooden surround, two wall light points, two radiators, coved to smooth plastered ceiling with inset spotlighting.

First Floor Landing

8'6 x 7'2

Double glazed obscure lead light window to side aspect, carpeted. Doors to:

Bedroom One

14'3 x 11'6

Double glazed lead light bay window to front aspect, carpeted, coved ceiling, built-in alcove floor to ceiling wardrobe, radiator.

Bedroom Two

13'1 x 11'1

Double glazed window to rear aspect with views towards the playing fields, wood flooring, coved ceiling, built-in floor to ceiling alcove wardrobe, radiator.

Bedroom Three

7'1 x 6'5

Double glazed lead light window to front aspect, carpeted, coved ceiling, radiator.





Family Bathroom

10'9 x 6'1

Double glazed obscure window to rear aspect, modern four piece suite comprising; panelled Jacuzzi corner bath with mixer tap and hand held shower attachment, low level WC, bidet, fully tiled shower cubicle, coved ceiling with inset spotlighting, half tiled to surrounding walls, vinyl flooring, radiator.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn with an abundance of flower and shrub borders, further paved patio area to the extreme rear with garden shed (to remain), side access to the front.

Front Garden

The front of the property is mainly laid with shingle with inset flower beds and an independent driveway allowing off street parking for several vehicles.

Agents Note

This property is being sold via executors and on a sold as seen basis. As such, we do not hold any information relating to the material facts of the property, and prospective purchasers are advised to undertake their own enquiries prior to making an offer.







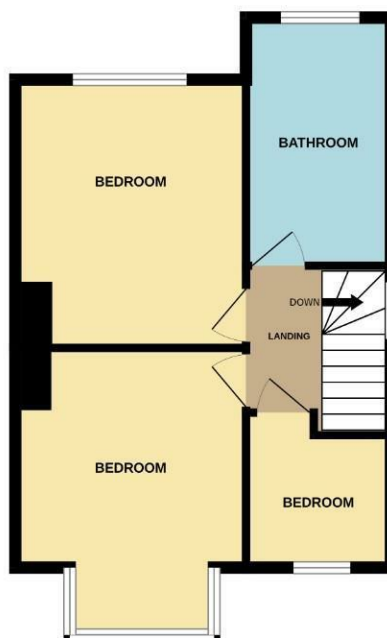




GROUND FLOOR



1ST FLOOR



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Property Details

3 Bedrooms
1 Bathrooms
1 Reception Rooms
House - Semi-Detached

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: D

£350,000

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home.



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