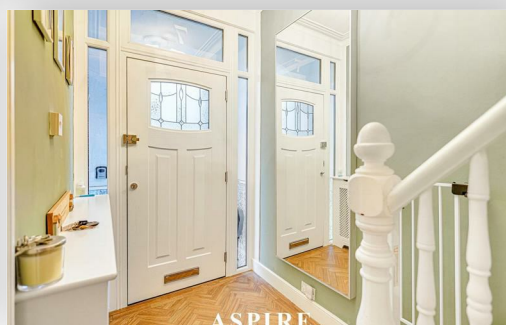


To arrange a viewing contact us  
today on 01268 777400



## Ilfracombe Road, Southend-On-Sea Guide price £425,000

**\*\*GUIDE PRICE 425,000 - 450,000\*\***

This beautifully presented three-bedroom extended family home offers modern living in a highly convenient location, within walking distance of the station and local shops.

The property has been thoughtfully extended to provide spacious and flexible accommodation, ideal for growing families or those working from home. The ground floor features a bright and contemporary living space, finished to a high standard, with a seamless flow into the extended area—perfect for family life and entertaining.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all presented in excellent decorative order.

Externally, the home benefits from a well-maintained garden and a versatile outbuilding, ideal for use as a home office, gym, studio, or additional storage.

Modern throughout and ready to move into, this property combines style, space, and location, making it an excellent opportunity for commuters and families alike.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **Front aspect**

### **Entrance hall**

### **Lounge**

13' 4" x 12' 7 (3.96m 1.22m x 3.66m 2.13m)

### **Kitchen/Diner**

20' x 17'6 (6.10m x 5.33m)

### **Down Stairs W/C**

### **First floor landing**

### **Bedroom 1**

12' 9" x 11' 2 (3.66m 2.74m x 3.35m 0.61m)

### **Bedroom 2**

11' 1" x 10' 5 (3.35m 0.30m x 3.05m 1.52m)

### **Bedroom 3**

8' 3" x 5' 4" (2.44m 0.91m x 1.52m 1.22m)

### **Family bathroom**

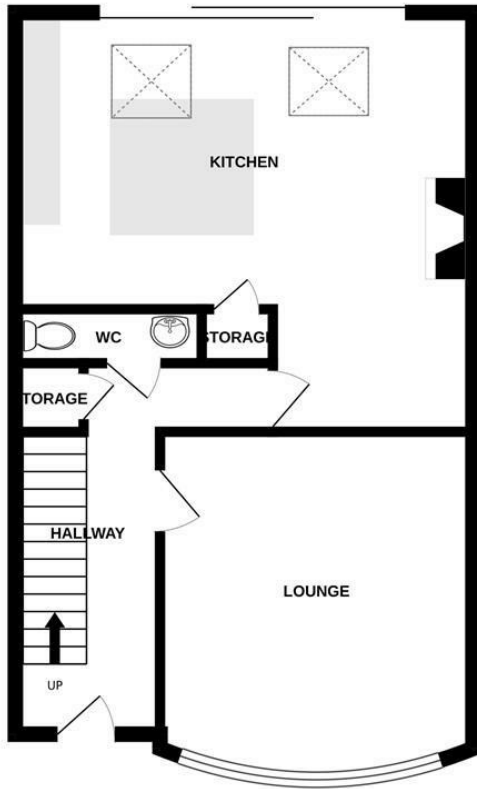
### **Rear garden**

approx 100ft (approx 30.48mft)

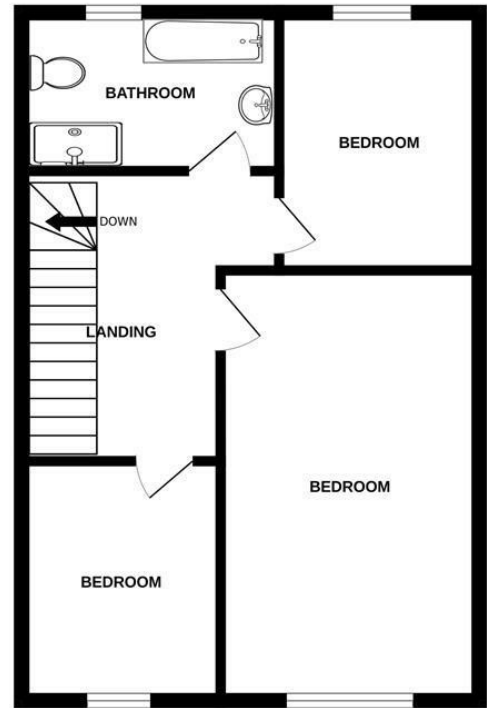
### **Outbuilding/Office**

14' 5" x 11' 8 (4.27m 1.52m x 3.35m 2.44m)

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



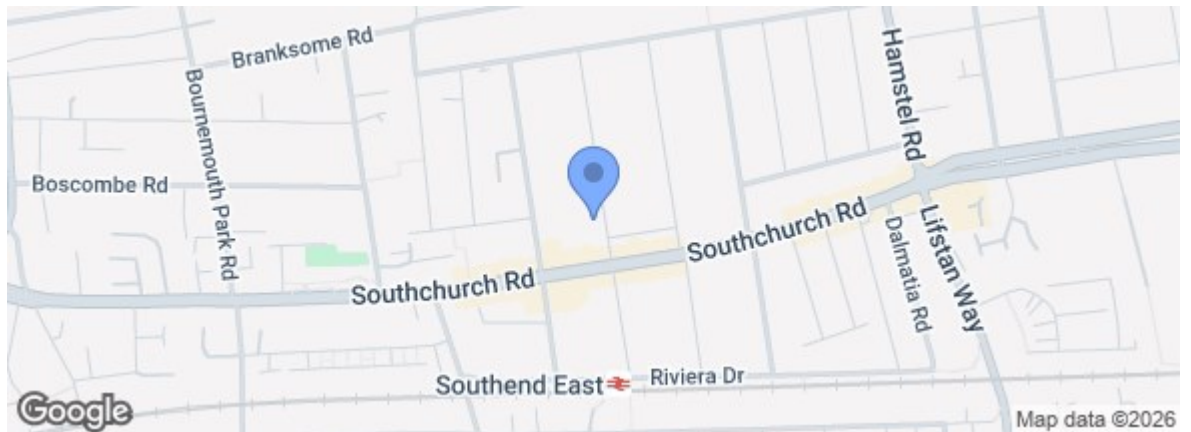
1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.