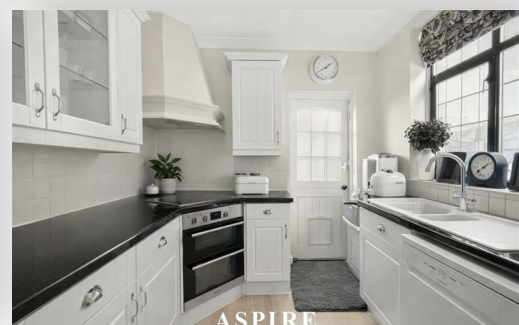
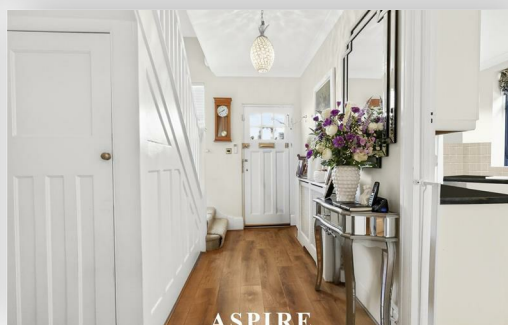
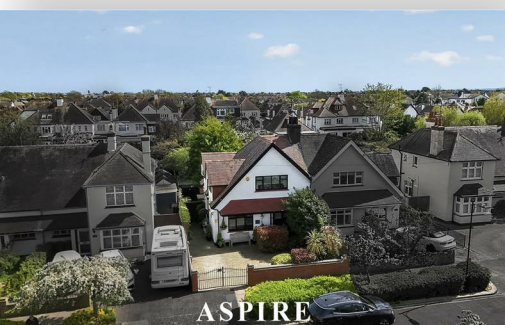


*To arrange a viewing contact us
today on 01268 777400*



St. Augustines Avenue, Southend-On-Sea Offers in the region of £750 000

This beautifully presented four-bedroom semi-detached character home is set within the highly sought-after Burges Estate, just a short stroll from the vibrant Broadway shopping parade and mainline railway station. Positioned just 0.2 miles from Thorpe Bay Train Station (C2C) and Thorpe Bay Broadway, and only 0.6 miles from the picturesque Thorpe Bay seafront, the property is perfectly located for both commuters and coastal living.

Lovingly maintained and thoughtfully enhanced by the current owners, this exceptional family residence combines timeless charm with modern comfort. The home also falls within the catchment area for Thorpedene Primary School and Shoeburyness High School, and is conveniently located just 1.2 miles from Thorpe Hall School and Alleyn Court.

Externally, the property boasts a generous, landscaped rear garden, a single garage, and a substantial gated driveway providing ample off-street parking. Early viewing is strongly recommended to fully appreciate all that this home has to offer.

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Entrance Hall

Welcoming entrance via a hardwood front door with inset obscure glazed panels, leading into a spacious hallway. Stairs rise to the first floor with a useful understairs storage cupboard. Features include a radiator with decorative cover, high-level skirting, wooden-effect flooring, and a coved ceiling.

Lounge

18'5" x 11'10" (5.63m x 3.61m)

A superb rear-facing reception room featuring UPVC double glazed French doors opening onto the garden, allowing for an abundance of natural light. A feature fireplace with stone mantle and inset gas fire creates a central focal point. Finished with high skirting, coved ceiling, and decorative ceiling rose.

Dining Room

17'4" x 11'10" (5.30m x 3.62m)

An elegant front-facing room with a large bay window, ideal for formal dining and entertaining. Enhanced by high skirting, a coved ceiling, and a decorative ceiling rose.

Downstairs W/C

Convenient ground floor cloakroom fitted with a modern suite including WC and wall-mounted basin. Obscure glazed window to side.

Kitchen

11'9" x 8'11" (3.60m x 2.74m)

A well-appointed kitchen fitted with a range of shaker-style base and eye-level units, complemented by rolled-edge work surfaces. Includes an inset hob with extractor above, integrated oven, and a composite sink. Door to side access and a window overlooking the garden. Space for appliances and finished with wooden-effect flooring.

Bedroom One

13'9" x 11'2" (4.21m x 3.42m)

A generous principal bedroom featuring a large front-facing window and an extensive range of fitted wardrobes. Finished with high skirting, coved ceiling, and decorative ceiling rose.

Bedroom Two

14'11" x 11'5" (4.57m x 3.50m)

A well-proportioned double bedroom overlooking the rear garden, complete with fitted wardrobes, additional storage, and access to eaves space.

Bedroom Three

11'2" x 8'8" (3.41m x 2.65m)

A further bedroom with fitted storage and an integrated shower, offering flexibility for family use.

Bedroom Four / Study

11'10" x 10'10" (3.62m x 3.32m)

A versatile room currently used as a home office, with potential as a fourth bedroom. Features include a front-facing window, wooden-effect flooring, and a smooth coved ceiling.

Family Bathroom

Elegantly appointed with a three-piece suite including a roll-top bath with central filler and shower attachment. Fully tiled walls, LED lighting, and a side window enhance both style and practicality.

Rear Garden

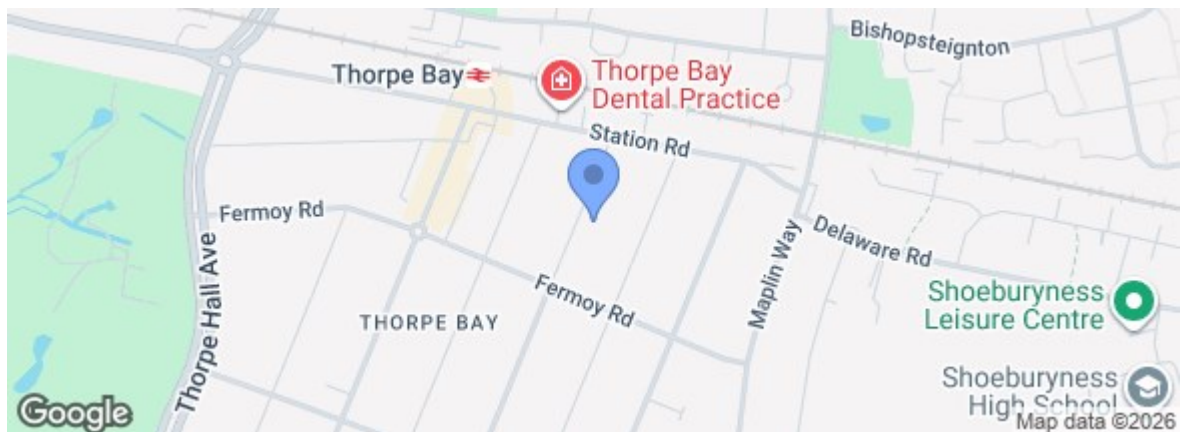
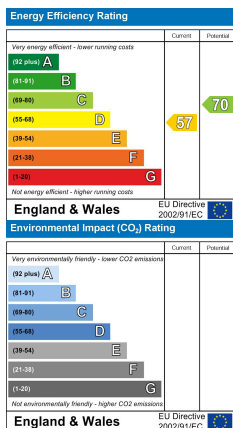
A standout feature of the home, the impressive rear garden extends to approximately 70ft and has been thoughtfully landscaped. A large raised decking area spans the rear of the property, perfect for entertaining, with the remainder laid to lawn and bordered by mature planting. Access to the garage is also provided.

Garage

A spacious single garage located to the rear, with up-and-over door and side access.

Driveway

The property benefits from a substantial gated frontage, finished with block paving and providing ample off-street parking for multiple vehicles.



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.