1st Call
SALES AND LETTINGS









Beresford Road, Southend-On-Sea, SS1 2TW

£275,000 - Freehold

Presenting an exceptional opportunity for those with vision, this three-bedroom semi-detached house offers tremendous potential and is positioned just yards from the stunning seafront, this property places coastal living literally at your doorstep, while Southchurch Park, Southend East railway station, and the vibrant city centre are all within effortless reach. While the property requires modernisation, this presents the perfect canvas to create your dream home exactly to your personal taste and specifications. The existing layout provides excellent foundations, featuring a comfortable lounge and separate dining room that offer flexible living arrangements and clear potential for contemporary open-plan living or traditional room configurations. The south-facing rear garden is a particular highlight, capturing beautiful natural light throughout the day and providing the perfect outdoor sanctuary for relaxation, entertaining, or family activities. This valuable outdoor space adds significant appeal and potential value to the property. Whether you're a first-time buyer looking to add value through renovation, an investor seeking a project with excellent rental potential, or someone wanting to create their perfect coastal home, this property offers exciting possibilities and is offered chain free. The combination of outstanding location, development potential, and chain-free sale makes this a compelling proposition for buyers ready to embrace the renovation opportunity and create something truly special. Viewing advised.

Accommodation Comprising
Obscure double glazed front door leading to...

Entrance Hall
Staircase to first floor with understairs storage cupboards, wall mounted gas heater, doors off to...

Lounge 12'5 into bay x 12'3 (3.78m into bay x 3.73m)



Double glazed bay window to front, fireplace with inset gas fire...

Dining Room 14'6 x 10' (4.42m x 3.05m)



Large double glazed window to rear, fireplace with inset gas fire...

Kitchen 8'2 x 7'5 (2.49m x 2.26m)



Base units with inset single drainer stainless steel sink unit and roll edged working surfaces, electric cooker, washing machine and tumble dryer to remain, matching wall mounted units, wall mounted hot water boiler, tiled splashbacks, double glazed door and window to rear...

First Floor Landing



Obscure double glazed window to side, fitted storage cupboard, loft access, doors off to...

Bedroom 1 12'11 into bay x 10'7 (3.94m into bay x 3.23m)



Double glazed bay window to front...

Bedroom 2 11'5 x 10' (3.48m x 3.05m)



Double glazed window to rear, bult in alcove storage cupboard...

Bedroom 3 7'2 x 6'11 (2.18m x 2.11m)



Double glazed window to front...

Shower Room 7'2 x 4'6 (2.18m x 1.37m)



Suite comprising glazed shower cubicle, pedestal wash hand basin, fully tiled walls, obscure double glazed window to rear...

Separate W.C.

Low level W.C., fully tiled walls, obscure double glazed window to rear...

Externally

Rear Garden



South facing and approx. 40' in depth comprising paved patio area, remainder mostly in need of cultivation, gate providing side access...

Parking

The property is situated within a residents parking scheme with annual permits available from the Local Authority from £22...

Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

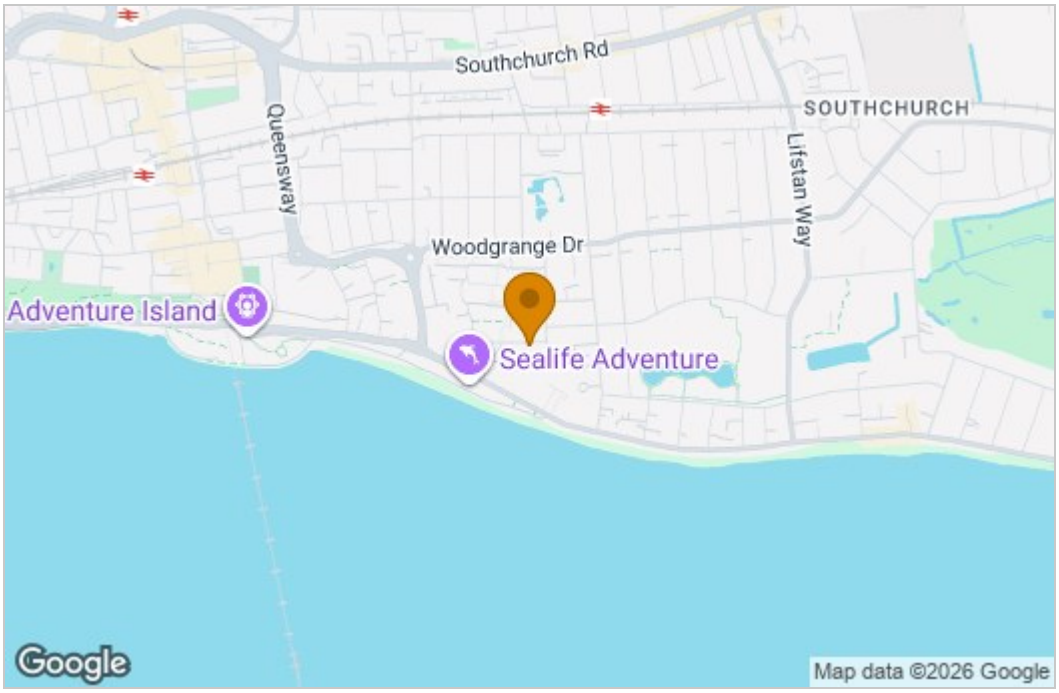
1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



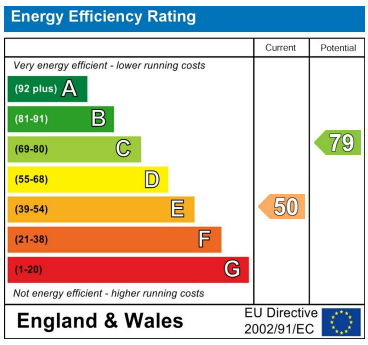
TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

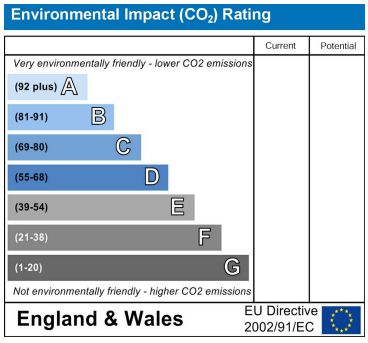
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph





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