



RUTLAND AVENUE

SOUTHEND-ON-SEA, SS1 2XH

GUIDE PRICE £450,000
FREEHOLD

*** £450,000 - £475,000 *** NO ONWARD CHAIN & INCREDIBLE POTENTIAL - FOUR BEDROOM HOUSE JUST MOMENTS FROM SOUTHCHURCH PARK & SEAFRONT ENJOYING AN 85ft X 40ft REAR GARDEN - EASY ACCESS TO MAJOR C2C RAIL LINKS **

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Family home in a prime location
- Four bedrooms
- Welcoming entrance hallway
- Two spacious reception rooms
- Kitchen/diner & guest WC
- Five piece family bathroom
- Extensive garden approx. 85ft x 40ft
- Independent driveway for off street parking
- A stone's throw from Southchurch Park
- Close to C2C rail links, seafront and Greenways School catchment



RP&C Estate Agents are pleased to bring to market this four-bedroom semi-detached home, ideally positioned just a short walk from the iconic Southchurch Park and close to the seafront.

The property is set within the sought-after Greenways School catchment and offers excellent access to C2C rail links into London Fenchurch Street, making it an attractive choice for families and commuters alike.

The ground floor offers a welcoming hallway leading to two generous reception rooms, a spacious kitchen/diner overlooking the garden, and a convenient downstairs WC. Upstairs there are four bedrooms and a large five-piece family bathroom.

The house would benefit from modernisation, giving buyers the chance to create a long-term family home tailored to their own style. There is also potential to extend into the loft or at the rear (subject to the usual planning consents).

Externally, the property enjoys an extensive garden of approximately 85ft x 40ft, with plenty of space for landscaping or development. To the front, an independent driveway provides valuable off-street parking.

With its generous proportions, prime location, and

huge potential, this is a fantastic opportunity to secure a home with real long-term promise.

Entrance Porch

Entrance Hallway

Lounge

Guest w.c

Dining Room

Kitchen/Diner

Wall mounted combination Baxi boiler.

First Floor Landing

There is scope to extend into the loft using the landing as access, subject to the usual planning consents.

Bedroom one

Bedroom Two

Bedroom Three

Feature bay window.

Bedroom Four

Five Piece Family Bathroom

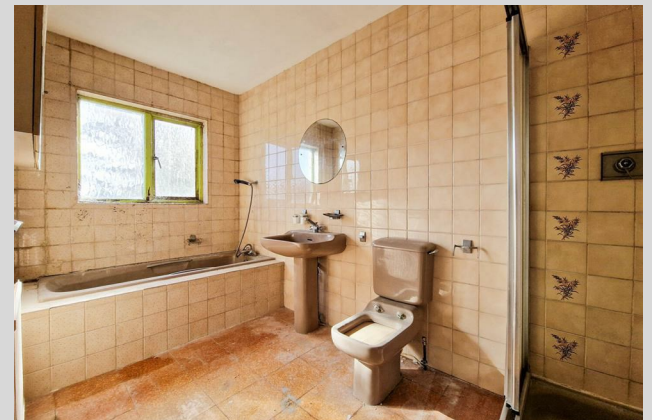
Extensive Garden

The garden measures some 85 feet by 40 feet.

Driveway

An independent driveway offers off street parking.

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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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	67	81
(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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