



\* Guide Price £270,000 - £280,000 \* Positioned in a convenient Southend-on-Sea location, this semi-detached home presents an exciting refurbishment opportunity for those looking to add their own style and value. The property offers three bedrooms, two reception areas, a utility room and a wet room, along with a generous west facing rear garden and off-street parking. Ideally situated close to train stations, schools, and amenities, this home has fantastic potential for transformation.

- Semi-Detached Family Home
- Porch and Entrance Hall
- Kitchen/Breakfast Room with a Feature Fireplace
- Two Double Bedrooms and One Single Bedroom
- Off-Street Parking for One Vehicle
- Excellent Refurbishment Opportunity
- Lounge with a Feature Fireplace
- Utility Room and a Ground Floor Wet Room
- Large West Facing Rear Garden
- Double Glazing and Gas Central Heating

## Lonsdale Road

Southend-on-Sea

**£270,000**

Guide Price



# Lonsdale Road



The accommodation begins with a spacious porch and entrance hall leading into a welcoming lounge with a feature fireplace. To the rear sits a kitchen/breakfast room, also with a feature fireplace, providing a great foundation for a modern open-plan design. A utility room and ground floor wet room complete the lower level. Upstairs, there are two double bedrooms and one single bedroom, all offering good proportions. Externally, the property benefits from a large west facing rear garden, off-street parking for one vehicle, double glazing, and gas central heating. Requiring full refurbishment, this home is ideal for those seeking a project in a well-connected residential area.

Located on Lonsdale Road in Southend-on-Sea, the property is within close proximity to Southend East and Prittlewell Train Stations, offering direct access into London. A variety of local amenities, parks, and bus links are all nearby, along with highly regarded schools including Temple Sutton Primary School and Cecil Jones Academy. The area is well-connected to Southend city centre, the seafront, and major routes including the A127, making it ideal for families and commuters alike.

## Semi-Detached House

### Porch

### Entrance Hall

11'1 x 5'2

### Lounge

12'9 x 10'10

### Kitchen/Breakfast Room

12'3 x 10'9

### Utility Room

5'4 x 3'1

### Wet Room

9'2 x 5'4

### Landing

### Bedroom One

16'1 x 10'9

### Bedroom Two

12'4 x 12'3

### Bedroom Three

10'8 x 7'0

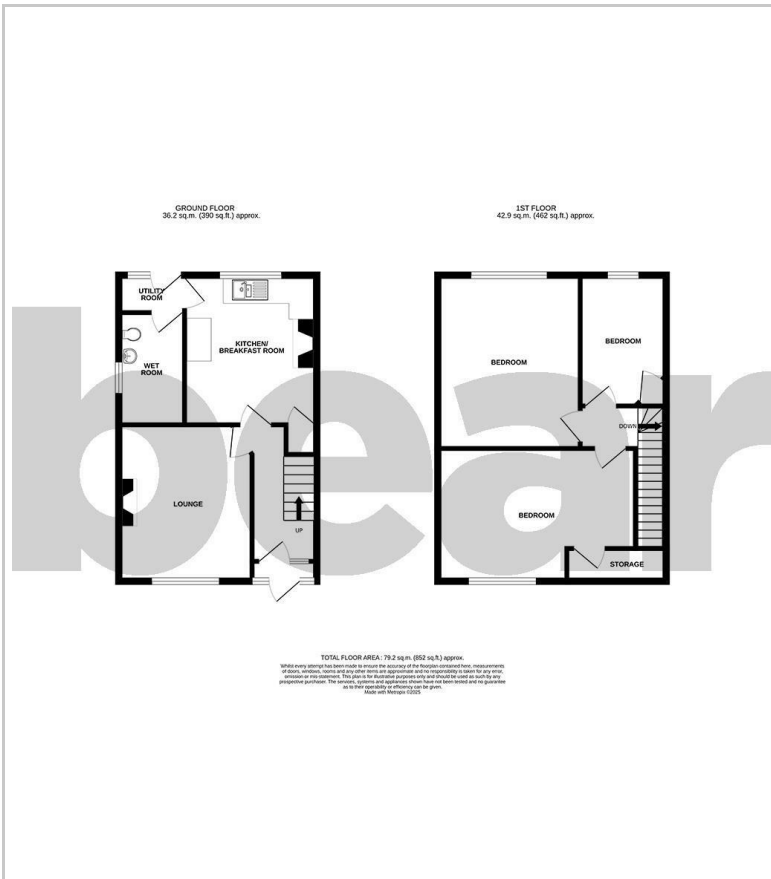
### Storage

### West Facing Garden

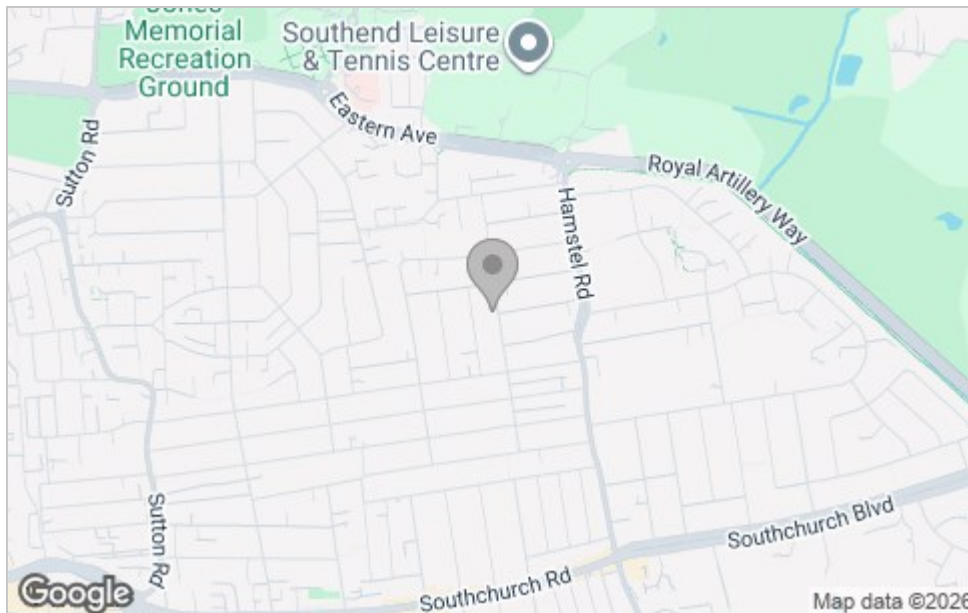
### Off-Street Parking



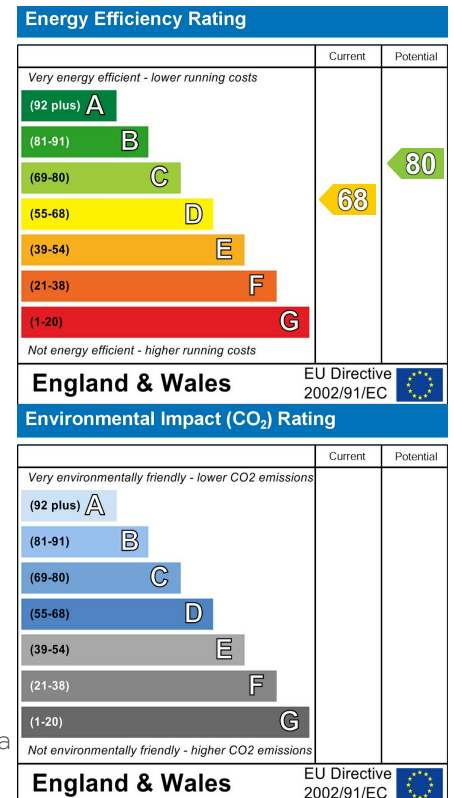
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>