



SHAFTESBURY AVENUE

THORPE BAY, SS1 3AN

£625,000
FREEHOLD

** SUBSTANTIAL & FULLY DETACHED HOUSE BACKS ONTO THE ICONIC SOUTHCHURCH - SEVEN BEDROOMS, THREE BATHROOMS & OVER 3300 SQUARE FEET OF LIVING SPACE - ENORMOUS POTENTIAL **

RP & C.
RICKY, PLANT & CHEN-PORTER

SHAFTESBURY AVENUE

- Grand property with over 3300 square feet of internal living space
- Backing onto Southchurch Park
- Detached house with seven bedrooms
- Three bathrooms
- Two reception rooms including a grand reception room over 40ft
- Open plan kitchen/family room
- Enormous potential
- Indoor pool
- Superb location close to the seafront, good local schools and c2c rail links
- No onward chain



Occupying an enviable position just moments from Southend Seafront and the beautiful open spaces of Southchurch Park, this substantial seven-bedroom detached residence presents a truly extraordinary opportunity to acquire one of the area's most exciting renovation projects.

Extending to in excess of 3,300 sq ft, this imposing family home offers vast and versatile accommodation arranged over multiple floors, including seven generously proportioned bedrooms and three impressive reception rooms. Behind its attractive façade lies a property brimming with character, potential and endless possibilities, awaiting a visionary purchaser to restore and transform it into a magnificent forever home.

The location is nothing short of outstanding. With the seafront virtually on your doorstep, residents can enjoy coastal walks, leisure facilities and stunning scenery, whilst excellent local amenities, highly regarded schools, convenient shopping facilities and mainline railway connections are all within easy reach.

The exterior is equally impressive. A mature rear garden extending beyond 75 feet provides a wonderful backdrop for family life and entertaining, whilst a detached indoor swimming pool complex with adjoining changing facilities offers the potential to create a truly spectacular leisure suite, subject to the

necessary refurbishment works.

To the front, a generous block-paved carriage-style driveway provides extensive off-street parking for multiple vehicles.

Properties of this scale, location and potential are seldom available. Whether seeking an exceptional family residence, a landmark restoration project or a home capable of delivering substantial future value, this remarkable property represents a rare opportunity to create something truly special.

Offered with immediate vacant possession and no onward chain. Early viewing is strongly advised to fully appreciate the size, setting and potential on offer.

Entrance Hallway

Lounge 17'5 x 12'11

Kitchen/Family Room 24'7 x 18'7

Utility Room 8'9 x 8'4

Guest WC

Open Plan Further Reception Room 43'10 x 19'5

First Floor Landing

Bedroom One 17'2 x 12'0

En Suite Shower Room/WC

Family Bathroom/WC

Bedroom Two 19'6 x 9'5

Bedroom Three 19'7 x 9'1

Bedroom Four 15'8 x 9'3

Bedroom Five 14'6 x 9'3

Bedroom Six 10'11 x 10'0

Shower Room

Bedroom Seven 16'0 x 6'11

Rear Garden

The property enjoys a generous rear garden extending to approximately 75 feet in depth, providing an excellent outdoor space for families and entertaining alike. A paved patio area immediately adjoins the kitchen/family room, creating the perfect setting for al fresco dining. The remainder of the garden is predominantly laid to artificial lawn, offering a neat and attractive appearance throughout the seasons. To the rear, a timber-framed outbuilding provides useful additional storage or potential for a variety of uses. Further features include a recessed area for an in-ground trampoline and access to the hydro pool, creating a fantastic recreational space for all ages.

Pool

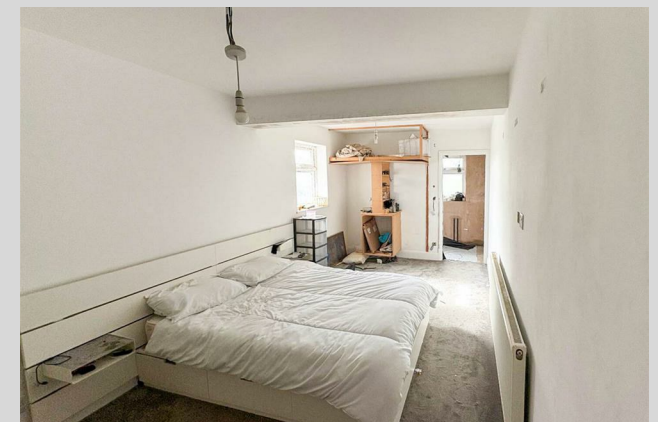
A superb indoor leisure complex centred around an impressive heated in-ground swimming pool measuring approximately 20'0" x 11'2", complete with an electric roller cover. The pool surround is

finished with non-slip flooring for added practicality and safety. The area is further enhanced by a Vapourex dehumidification system, two wall-mounted radiators and an attractive wood-panelled ceiling, creating a comfortable year-round environment. Ancillary facilities include a WC, shower room and a useful plant cupboard housing the pool filtration and heating equipment. Natural light floods the space through double glazed windows to the front, rear and side elevations, whilst double glazed French doors to the front and a sliding patio door to the side provide convenient access and excellent ventilation.

Front

An independent driveway provides off street parking for multiple cars.

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ADDITIONAL INFORMATION

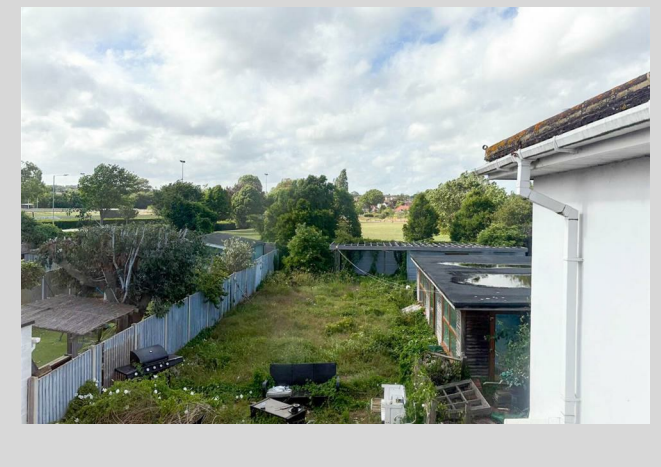
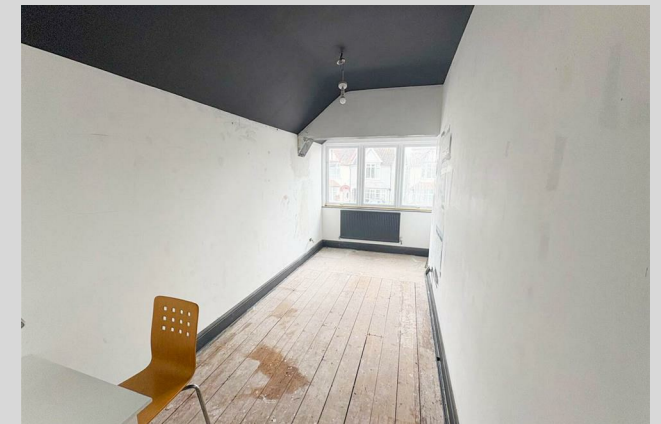
Local Authority –

Council Tax – Band

Viewings – By Appointment Only

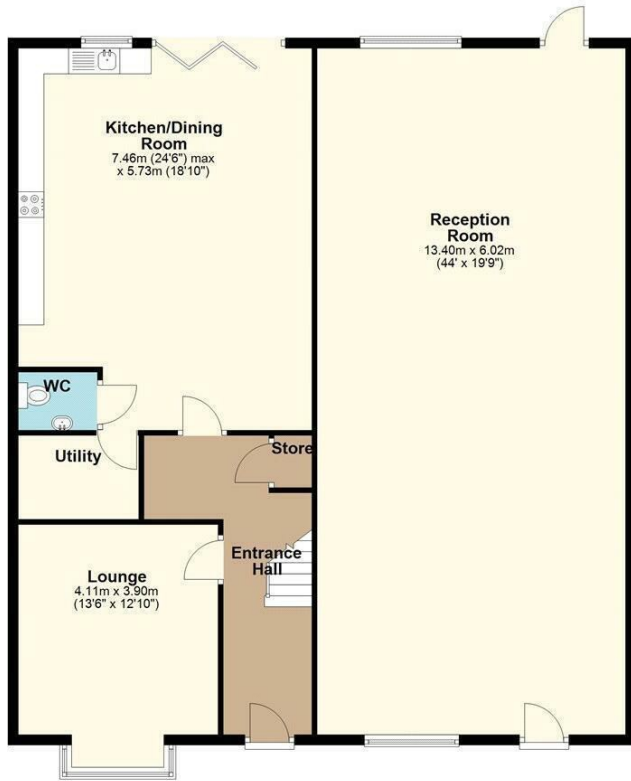
Floor Area – sq ft

Tenure – Freehold



Ground Floor

Approx. 159.3 sq. metres (1715.2 sq. feet)



First Floor

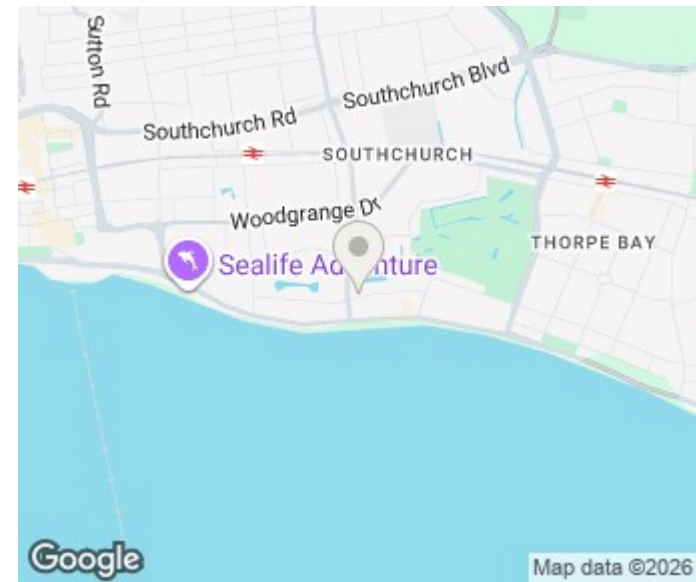
Approx. 156.1 sq. metres (1680.4 sq. feet)



Total area: approx. 315.5 sq. metres (3395.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Shaftesbury Ave, Southend



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | 79 |
| (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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