

**VICTORIA ROAD**  
**SOUTHEND-ON-SEA, SS1 2TF**

**GUIDE PRICE £470,000**  
**FREEHOLD**

\*\* PRIME LOCATION CLOSE TO SOUTHCHURCH PARK, MAINLINE STATION & SEAFRONT -  
DECEPTIVELY SPACIOUS FOUR BEDROOM HOUSE WITH A WONDERFUL OPEN PLAN  
KITCHEN/DINING ROOM, 70FT GARDEN AND DRIVEWAY FOR TWO LARGE CARS - GUIDE PRICE  
£470,000-£485,000 \*\*

**RP & C.**  
RICKY, PLANT & CHEN-PORTER

# VICTORIA ROAD

- Prime Southchurch location
- Deceptively spacious home with four generous bedrooms
- Impressive entrance hallway with feature tiled flooring
- Lounge with pretty bay window
- Stunning open plan kitchen/diner overlooking the garden
- Three bedrooms and a large bathroom to the first floor
- Grand bedroom to the top floor with ample storage & recess space (ideal for en suite stpp)
- 70ft rear garden and independent driveway
- Greenways School catchment & close to the city centre
- Close to Southchurch park & major rail links



RP&C Estate Agents are truly delighted to present this deceptively spacious and beautiful extended four-bedroom family home, perfectly positioned in a sought-after coastal setting.

From the very first step inside, you are greeted by an impressive and welcoming entrance hallway, setting the tone for the generous accommodation that follows. To the front, the elegant living room enjoys a striking feature bay window, bathing the space in natural light and creating a wonderfully relaxing retreat.

To the rear of the property lies the true heart of the home, a stunning open-plan kitchen and family space, thoughtfully designed for modern living. The contemporary two-tone kitchen is both stylish and practical, complete with a range of integrated appliances and ample storage. A charming feature fireplace provides a warm focal point, making this an ideal space for entertaining or enjoying cosy evenings in.

Upstairs, the first floor offers three well-proportioned bedrooms, each thoughtfully presented, alongside a spacious family bathroom designed with comfort in mind.

A further staircase rises to the second-floor landing, where you'll discover an impressive double bedroom.

This versatile space benefits from attractive recessed areas and useful eaves storage cupboards, offering both character and practicality. With its generous proportions, there is excellent potential to incorporate an en-suite subject to the necessary consents, making it a superb principal suite or guest retreat.

Additional benefits include double glazing throughout and gas central heating, ensuring comfort and efficiency year-round.

Externally, the property continues to impress. The rear garden extends to approximately 70 feet, providing a wonderful outdoor haven for families, entertaining, or simply unwinding in the fresh coastal air. To the front, a smart block-paved driveway offers off-street parking for two vehicles.

Perfectly positioned just moments from the seafront, the home is within easy reach of Southend East railway station, providing direct links into London Fenchurch Street, ideal for commuters. The property also falls within the highly regarded Greenways Primary School catchment area.

Enjoying a prime position, the home offers the perfect balance, peacefully set away from the busiest parts of the city centre, yet close enough to stroll in and enjoy the vibrant array of shops,

restaurants, and amenities on offer.

A truly wonderful family home in a fantastic location  
— early viewing is highly recommended.

**Entrance Hallway 15'3 x 7'3**

**Living Room 17'9 x 12'2**

**Impressive Open Plan Kitchen/Diner**

The combination boiler (located in the kitchen) was  
installed in October 2025.

**First Floor Landing**

**Large Family Bathroom 8'10 x 8'7**

**Bedroom One 18'2 x 12'2**

**Bedroom Three 14'5x 11'1**

**Bedroom Four 10'0 x 7'3**

**Second Floor Landing**

**Bedroom Two**

**Rear Garden**

The garden measures some 70 feet.

**Front**

An attractive block paved driveway can comfortably  
park two large cars.

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## ADDITIONAL INFORMATION

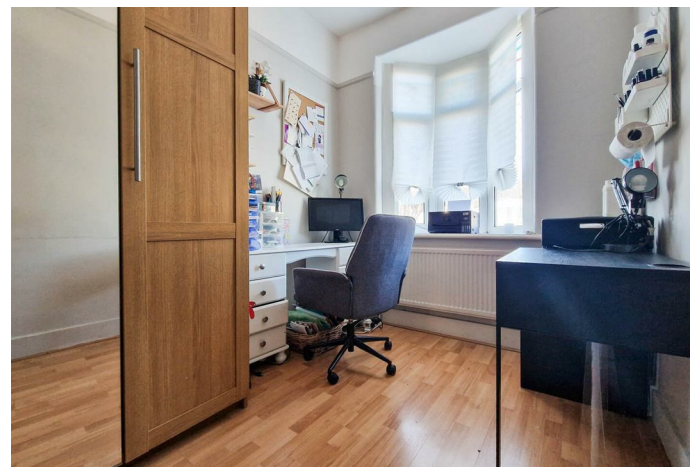
**Local Authority** – Southend

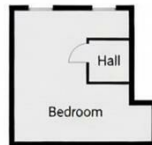
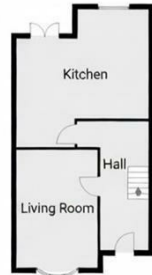
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | 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

RP & C Estate Agents  
15 Nelson Street  
Southend On Sea  
SS1 1EF

01702 844984  
info@rpcestateagents.co.uk  
www.rpcestateagents.co.uk

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