

# Ist Call

SALES AND LETTINGS



## Victoria Road, Southend On Sea, SS1 2TF

**Offers Over £450,000 - Freehold**

This spacious four-bedroom end-of-terrace family home enjoys an exceptional location close to Southchurch Park, the stunning seafront, and Southend East railway station. Falling within the highly sought-after Greenways School catchment makes this ideal for families seeking quality education alongside excellent connectivity. The generous ground floor features a spacious lounge, separate dining room for entertaining, modern fitted kitchen, and convenient shower room. Upstairs, four well-proportioned bedrooms provide flexible accommodation, complemented by a stylish family bathroom. The end-of-terrace position ensures enhanced natural light and privacy throughout. Outside, the approximately 60-foot rear garden is perfect for children's play, entertaining, or peaceful relaxation. Off-street parking for two vehicles adds significant practical value. This exceptional family home combines generous proportions, prime location near the park and seafront, excellent school catchment, and outstanding indoor and outdoor space - making it perfect for families seeking quality living with superb amenities. We strongly recommend viewing to fully appreciate the impressive scale and quality this wonderful property offers.

### Accommodation Comprising

Recessed porch with part glazed timber door to...

### Entrance Hall



Staircase to first floor with range of understairs storage cupboards one housing space for tumble drier, radiator, laminate wood flooring, smooth plastered ceiling with inset spotlights, doors off to...



### Lounge 17'7 into bay x 13'4 (5.36m into bay x 4.06m)



Large double glazed bay window to front, radiator, feature fireplace with timber surround, tiled inserts and hearth, laminate wood flooring, picture rail, smooth plastered ceiling...

### Shower Room 8'8 x 6' (2.64m x 1.83m)



Suite comprising glazed corner shower cubicle, pedestal wash hand basin, low level W.C., radiator, fully tiled walls and flooring, extractor fan, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...

### Dining Room 13'9 x 10'2 (4.19m x 3.10m)



Double glazed french doors to garden, radiator, laminate wood flooring, picture rail, smooth plastered ceiling, door to...



**Kitchen 14'4 x 8'9 (4.37m x 2.67m)**



Range of modern fitted base units with complementing working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/ freezer, range of matching wall mounted units one housing gas central heating & hot water boiler, tiled splashbacks and flooring, radiator, smooth plastered ceiling, obscure double glazed window to rear, double glazed door to garden...



**First Floor Landing**

Loft access (we are advised that there is a drop down ladder and that the loft space is partially boarded with a light), radiator, laminate wood flooring, smooth plastered ceiling with inset spotlights, doors off to...

**Bedroom 1 17'11 into bay x 12' (5.46m into bay x 3.66m)**



Large double glazed bay window to front, radiator, laminate wood flooring, picture rail, smooth plastered ceiling...

**Bedroom 2 11' x 10'8 (3.35m x 3.25m)**



Double glazed window to rear, radiator, laminate wood flooring, picture rail, smooth plastered covered ceiling...

**Bedroom 3 11' x 10'8 (3.35m x 3.25m)**



Double glazed window to rear, radiator, laminate wood flooring, picture rail, smooth plastered ceiling...

### Bedroom 4 8'6 x 7'7 (2.59m x 2.31m)



Double glazed oriel bay window to front, radiator, laminate wood flooring, picture rail, smooth plastered ceiling...

### Bathroom 8'4 x 6' (2.54m x 1.83m)



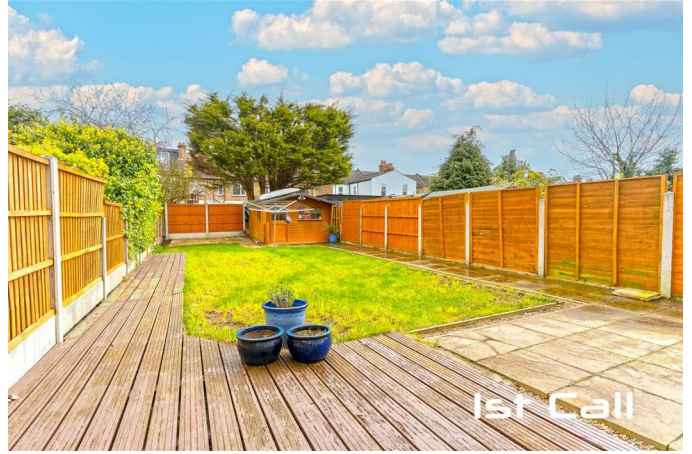
Modern white suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks, extractor fan smooth plastered ceiling with inset spotlights, two obscure double glazed windows to side...

### Externally

#### Front Garden

Paved providing off street parking for two vehicles...

### Rear Garden



Approx. 60' in depth comprising timber decked patio area, remainder mostly laid to lawn, timber shed, gate providing side access...

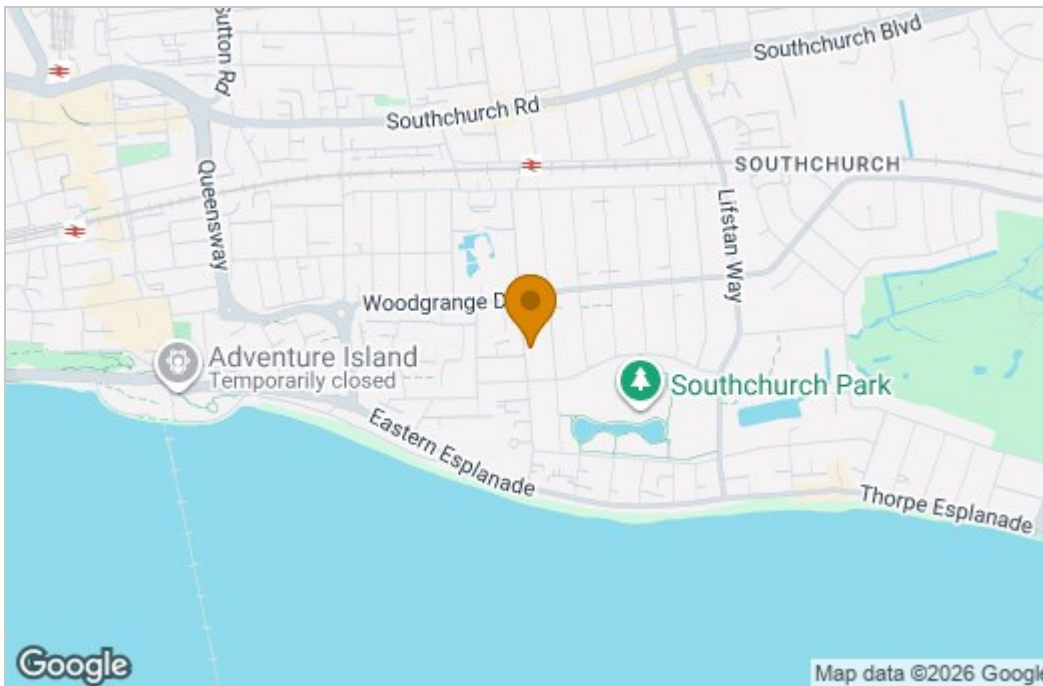


# Floor Plan

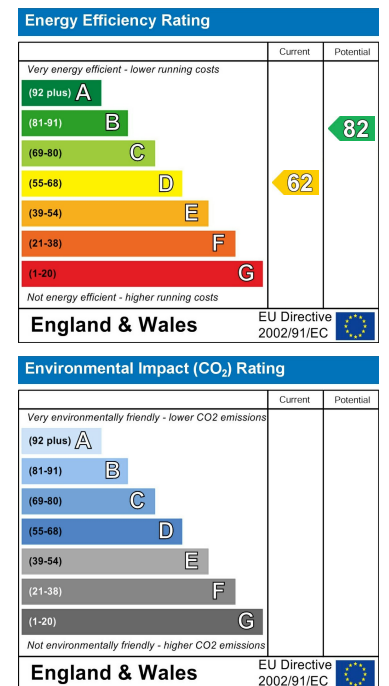


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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