



Cambridge Road, Southend-On-Sea

Asking Price £570,000

home.

# 60 Cambridge Road

Southend-On-Sea

SS1 1ES



- Delightful Three-Bedroom Terraced House
- Conservation Area
- Period Features
- Open Plan Lounge & Dining Room
- South Backing Rear Garden
- Off Street Parking
- Walking Distance To Southend Town Centre & Southend Central Mainline Station

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are proud to present this beautifully appointed Victorian end-terrace, set within Southend's prestigious Conservation Area and surrounded by historic 19th century properties. From the moment you step inside, a sense of space and elegance is immediately apparent, with generous proportions and an abundance of natural light, creating an atmosphere of understated luxury throughout. An impressive open-plan lounge and dining area is well suited to family living and sophisticated entertaining. To the rear, a spacious and thoughtfully designed kitchen opens directly onto a south-facing garden, providing a tranquil, sun-drenched retreat, ideal for al fresco dining, summer gatherings or quiet moments of calm.

The upper floors continue to impress, with three substantial double bedrooms providing well-proportioned spaces designed for comfort and retreat. Each room reflects the timeless appeal of Victorian architecture, while accommodating the needs of modern living. The rare inclusion of off-street parking further enhances the home's appeal, ensuring effortless convenience in this highly sought-after coastal location.

Perfectly placed to enjoy Southend-on-Sea's vibrant lifestyle, with boutique shops, cafés, parks and the stunning coastline all within easy reach. This is a rare opportunity to purchase a refined period residence in a highly desirable setting, just moments from the seafront, High Street and Southend Central station. Viewing is essential to truly appreciate all that this home has to offer.

### Accommodation Comprises

The property is approached via wooden entrance door with stained glass window and further window above into:

### Entrance Hall

Wooden flooring, skirting, coved cornice, ceiling rose with light, radiator with decorative cover, stairs rising to the first floor landing with understairs storage cupboard. Square archway to:

### Lounge

14'3 x 12'1

Wood flooring, skirting, double glazed wooden Sash bay window to front, picture rail, coved cornice, ceiling rose with light, feature fireplace with granite hearth and wooden surround, radiator with decorative cover. Open to:

### Dining Room

12'1 x 11'8

Continuation of wood flooring, double glazed wooden Sash bay window to rear, picture rail, coved cornice, ceiling light, radiator with decorative cover. Square arch through to:

### Kitchen

17'1 x 9'10

Continuation of wood flooring, double glazed wooden window to rear overlooking the garden, wooden door with double glazed window to side leading to the decked area of the garden, spot lighting. The kitchen is fitted to include a range of base units with granite worksurfaces with breakfast bar and matching eye level wall mounted units, shelving with internal lighting, eight burner Belling Range cooker with Belling extractor hood above, stainless steel sink with mixer tap, granite splashback.

### First Floor Split Level Landing

Carpeted, coved cornice, loft access, ceiling rose with light. Doors to:

### Bedroom One

16'11 x 9'10

Carpeted, skirting, coved cornice, access to loft space, double glazed wooden Sash window to rear, radiator. Door to:

### En-Suite

Tiled flooring, wooden double glazed obscure Sash window, pedestal wash hand basin with taps, WC, tiled walk-in shower, radiator with decorative cover.





### Bedroom Two

12'1 x 11'3

Carpeted, large wooden double glazed Sash window, skirting, coved cornice, ceiling rose with light, radiator.

### Bedroom Three

12'0 x 11'2

Carpeted, wooden double glazed Sash window, skirting, coved cornice, ceiling rose with light, radiator.

### Family Bathroom

8'4 x 5'5

Tiled flooring and walls, wooden double glazed obscure Sash window to rear, coved cornice, ceiling rose with light, rolled top claw footed bath with taps and shower attachment, pedestal wash hand basin with taps, WC, heated towel rail.

### Externally

#### Frontage

Newly laid block paved driveway providing off street parking for one/two vehicles.

#### Rear Garden

South backing rear garden commencing with a side decked area and patio area with a central lawn area, panelled fencing.

### Agents Note





GROUND FLOOR  
562 sq.ft. approx.



1ST FLOOR  
555 sq.ft. approx.



TOTAL FLOOR AREA: 1116 sq.ft. approx.  
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## Property Details

3 Bedrooms  
2 Bathrooms  
2 Reception Rooms  
House - End Terrace

Approx. 1116.00 sq ft  
EPC band: D  
Tenure: Freehold  
Council Tax Band: C

£570,000

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home.



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