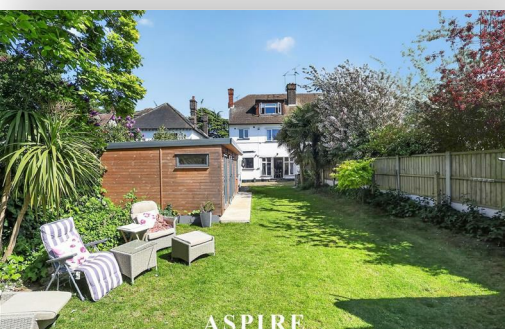


To arrange a viewing contact us  
today on 01268 777400



## Victoria Avenue, Southend-On-Sea Guide price £600,000

The property has been thoughtfully upgraded and well maintained throughout. The ground floor benefits from a spacious layout, including a modern newly fitted kitchen finished to a high standard, alongside a convenient downstairs WC. Upstairs, the home continues to impress with four generous double bedrooms, including a stunning loft conversion complete with its own en-suite, creating the perfect private retreat.

Externally, the property truly stands out. A brand new summer house provides a versatile space ideal for entertaining, working from home or relaxing, while the separate annex offers immediate rental income of £650 per calendar month, presenting a fantastic investment element or multi-generational living option.

Location is key, and this property delivers. Situated directly opposite Priory Park, you have beautiful green space quite literally on your doorstep. Prittlewell Train Station is just 0.6 miles away, offering direct links into London via Greater Anglia, while Southend Town Centre is only 1 mile away for a wide range of shops, restaurants and amenities. For those who travel, Southend City Airport is just a 6 minute drive, adding further convenience.

This is a home that ticks every box — space, location, modern living and income potential all in one.

And the best part? It doesn't just offer a lifestyle... it pays you to live there.

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## **Driveway**

## **Entrance Hall**

## **Dining Room**

16'9" x 12'4" (5.13 x 3.78)

## **Living Room**

13'5" x 10'5" (4.10 x 3.19)

## **Kitchen**

16'9" x 8'0" (5.11 x 2.44)

## **Downstairs W/C**

## **Master Bedroom**

21'0" x 19'4" (6.42 x 5.9)

## **En-suite**

8'3" x 6'1" (2.52 x 1.86)

## **Bedroom Two**

17'5" x 12'9" (5.32 x 3.90)

## **Bedroom Three**

16'11" x 12'4" (5.17 x 3.78)

## **Bedroom Four**

15'4" x 7'6" (4.69 x 2.29)

## **Family Bathroom**

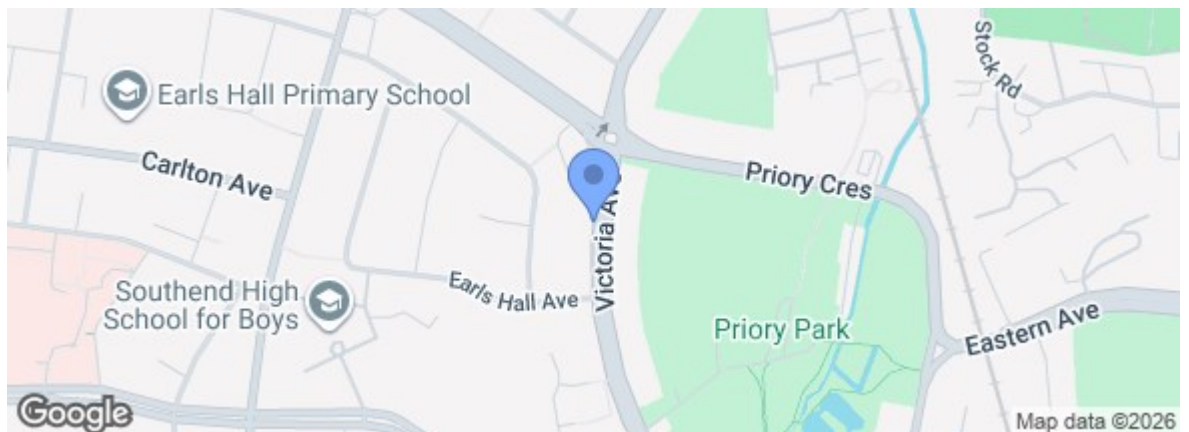
11'3" x 8'0" (3.44 x 2.45)

## **Summer House**

## **Garden**

## **Self Contained Annex**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.