

## **SOUTHVIEW DRIVE**

**WESTCLIFF-ON-SEA, SS0 9QE**

**GUIDE PRICE £350,000**  
**FREEHOLD**

**\*\* LARGER THAN AVERAGE PLOT OFFERING HUGE SCOPE FOR EXTENSION (STPP) - BOASTING OFF-STREET PARKING, GARAGE AND SPACIOUS LIVING AREAS - LARGE GARDEN & NO ONWARD CHAIN - GUIDE PRICE £350,000-£375,000 \*\*** RP&C Estate Agents are delighted to bring to the market this three bedroom character house which has a one and a half with plot. Do not miss this unique opportunity.

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



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• Sizeable Three Bedroom Semi-Detached Family Home • Positioned on a Larger than Average Plot • Offering Untold Potential to Improve and Extend (STPP) • Ample Off-Street Parking • Large Rear Garden • Three Sizeable Bedrooms • Well Proportioned Lounge/Diner • Fantastic Location Close to Southend Hospital • Within Easy Reach of High Performance Grammar Schools • A Rare Opportunity to Create a Wonderful Home



Situated on a larger-than-average plot, this sizeable three-bedroom semi-detached family home offers tremendous potential to extend and improve (subject to planning permission). The property benefits from the rare advantage of off-street parking, complemented by a garage, a true rarity in this sought-after location.

The larger-than-average rear garden provides ample outdoor space, perfect for family living and future development potential. Inside, the home is spacious and well-proportioned, featuring generously sized bedrooms and ample living areas throughout. While the property is in need of refurbishment, it presents a rare opportunity for someone to create a truly special family residence tailored to their tastes.

Conveniently positioned on the doorstep of Southend University Hospital, the home is also within easy reach of high-performing grammar schools and vibrant local amenities, including the bustling Hamlet Court Road. Excellent travel links via road and rail provide easy access into Central London, making this location highly desirable.

Overall, this property offers a unique chance to acquire a family home with great potential. Early viewing is highly recommended to avoid disappointment

**Three bedroom semi-detached house**

**Entrance hallway**

**Lounge/diner**

**Conservatory**

**Kitchen**

**Stairs to first floor**

**Bathroom**

**Bedroom one**

**Bedroom two**

**Bedroom three**

**Rear garden**

**Off-street parking**

**Garage**

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### ADDITIONAL INFORMATION

**Local Authority** – Southend-on-Sea Borough Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

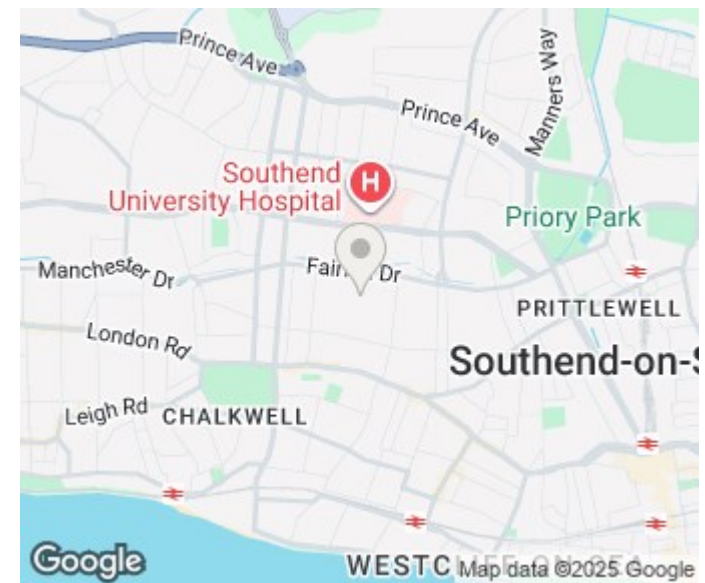
**Tenure** – Freehold







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| 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 |           |

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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