



\* No Onward Chain \* A charming three-bedroom terraced home offering spacious accommodation, a generous South-facing rear garden, and exciting potential for off-street parking (STPP), all within a convenient Southend-on-Sea location close to schools, amenities, and transport links.

- Terraced House with No Onward Chain
- Bay Fronted Lounge with a Feature Fireplace
- Fitted Kitchen
- South-Facing Rear Garden
- Double Glazing
- Three Bedrooms
- Dining Room with French Doors
- Large Four Piece Bathroom
- Potential for Off-Street Parking (STPP)
- Gas Central Heating

## Central Avenue

Southend-on-Sea

**£325,000**

Offers In Excess Of



# Central Avenue



This attractive terraced house offers a wealth of character and well-proportioned living space, making it an ideal purchase for first-time buyers, growing families, or investors. The property welcomes you with an entrance hall leading into a bay fronted lounge, complete with a feature fireplace that creates a cosy focal point. The lounge flows seamlessly into the dining room, where French doors open onto the rear garden, making it an ideal space for both everyday living and entertaining. The fitted kitchen offers ample worktop and cupboard space, benefits from a courtesy side door providing access to the garden, and leads through to a spacious four-piece family bathroom. To the first floor, the landing serves a generous bay fronted principal bedroom, a second double bedroom, and a single bedroom, offering flexible accommodation to suit a variety of buyers. Externally, the property enjoys a large South-facing rear garden, predominantly laid to lawn, providing excellent space for outdoor entertaining, children, or keen gardeners. There is also potential to create off-street parking, subject to the necessary planning permissions. Further benefits include double glazing and gas central heating.

Situated on Central Avenue in Southend-on-Sea, the property falls within the catchment areas for Hamstel Infant School and Nursery, Hamstel Junior School, and

Cecil Jones Academy. A wide range of local amenities, parks, the seafront, bus links, and Southend East Train Station are all within easy reach, making this an excellent location for commuters and families alike.

## Three Bedroom Terraced House

### Entrance Hall

**Lounge/Diner**  
26'3 x 9'2

**Kitchen**  
14'1 x 7'10

**Four Piece Bathroom**  
9'10 x 7'10

### Landing

**Bedroom One**  
13'9 x 11'10

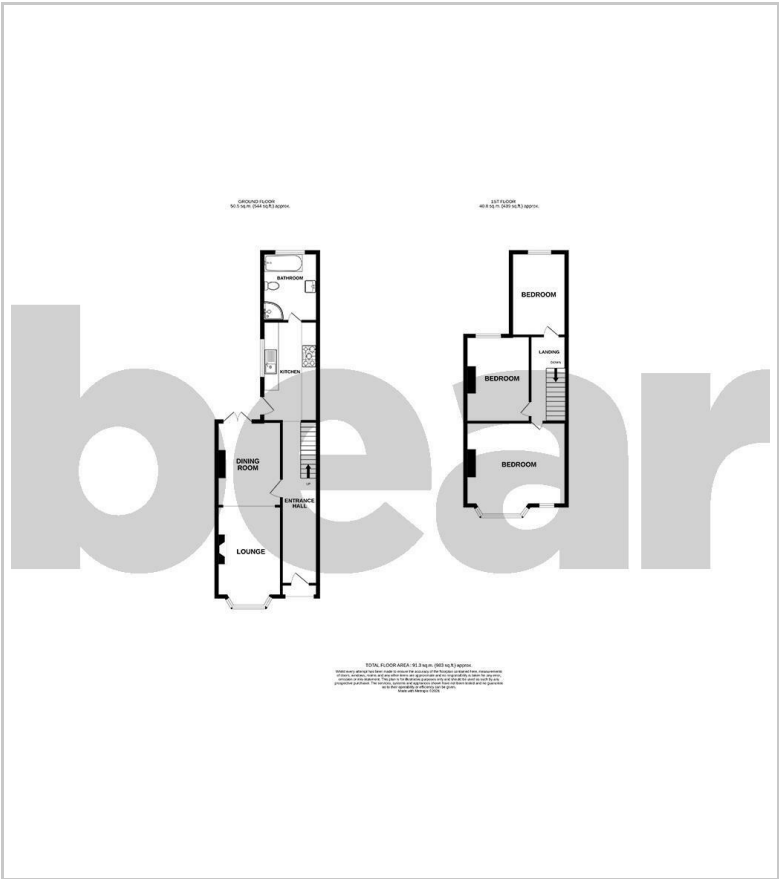
**Bedroom Two**  
12'2 x 9'2

**Bedroom Three**  
11'10 x 7'3

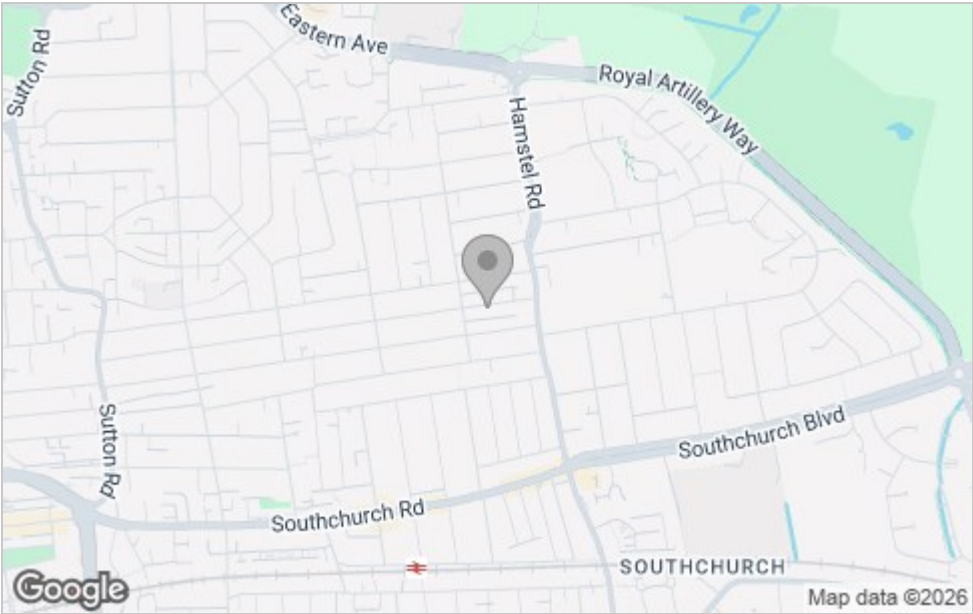
**South Facing Garden**



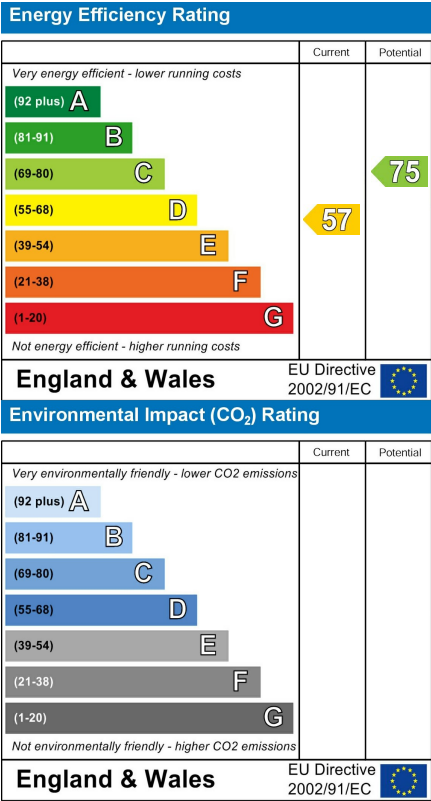
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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