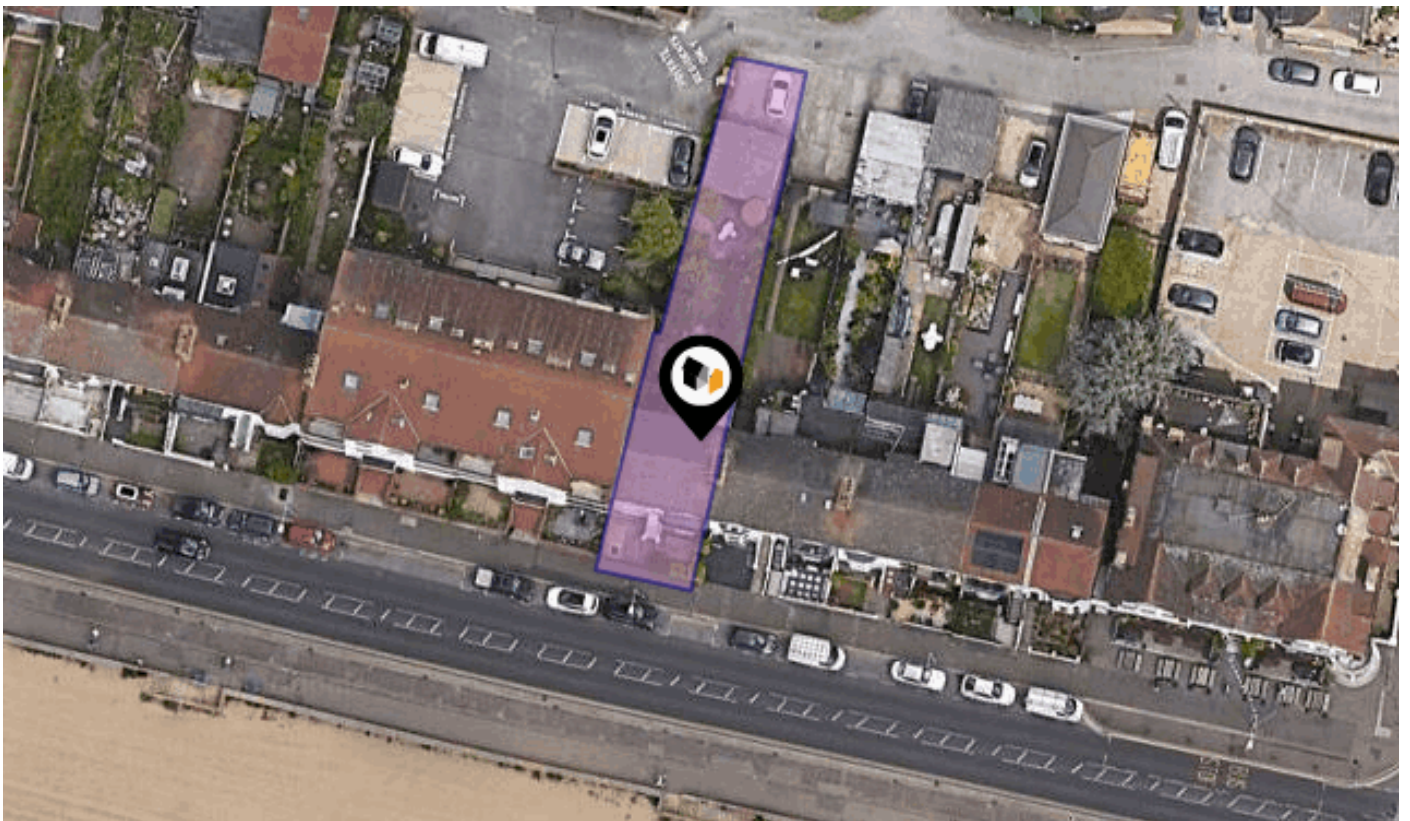




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Saturday 30th May 2026



EASTERN ESPLANADE, SOUTHEND-ON-SEA, SS1

Alex Somers eXp

07432 201416

alex.somers@expuk.com

<https://alexsomers.exp.uk.com/>





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,034 ft ² / 189 m ²		
Plot Area:	0.08 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,769		
Title Number:	EX953136		

Local Area

Local Authority:	Southend-on-sea
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	High
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	62 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



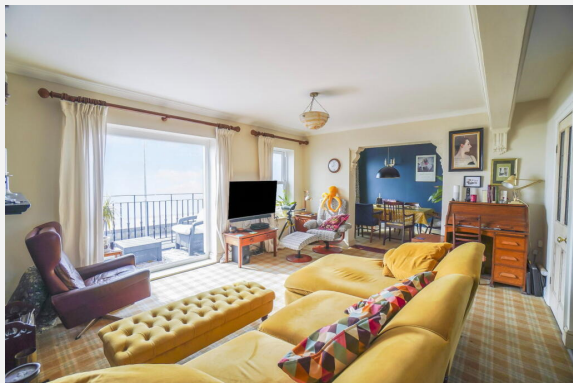
Planning History

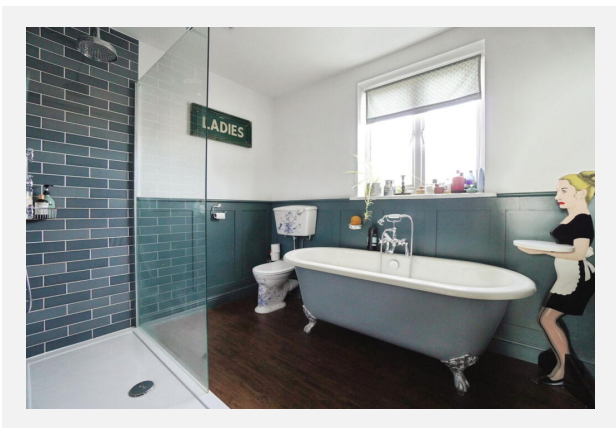
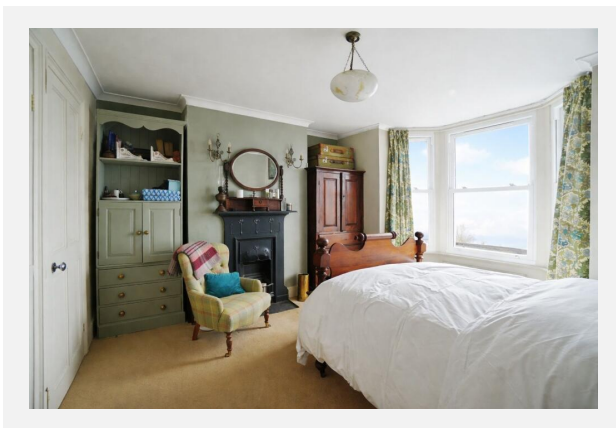
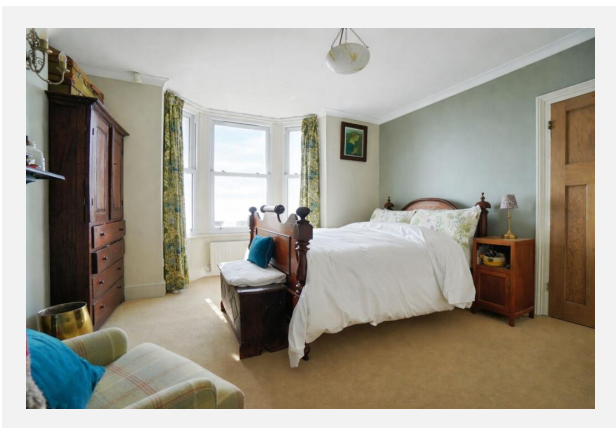
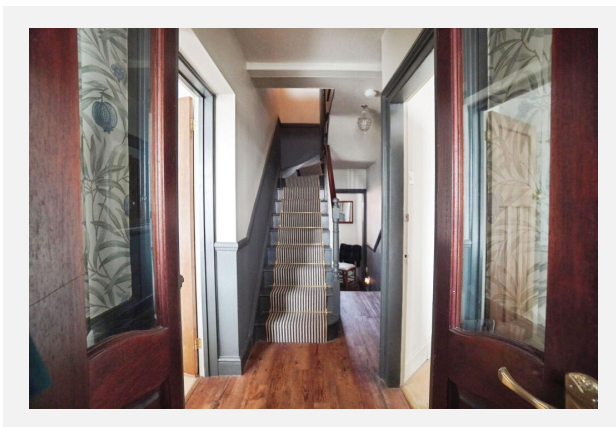
This Address

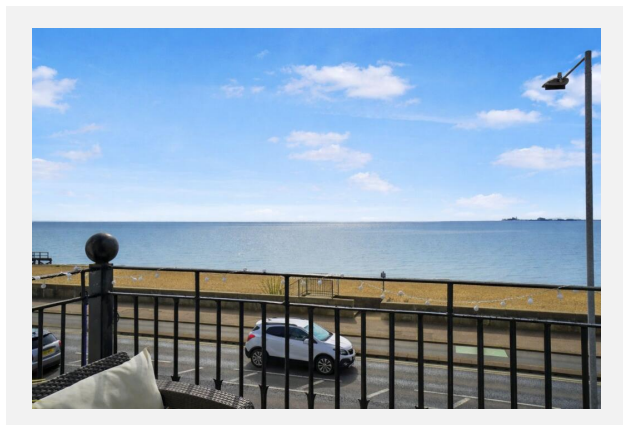
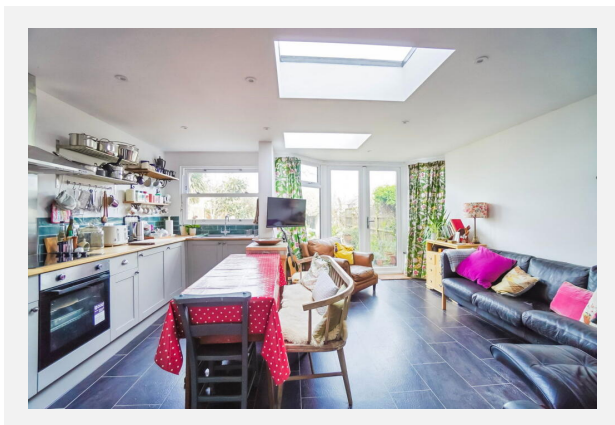
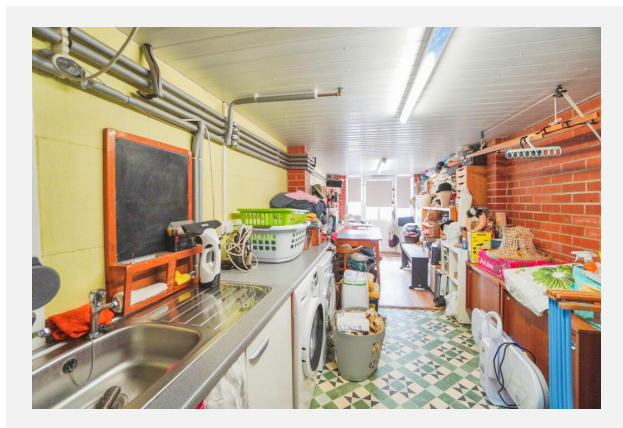
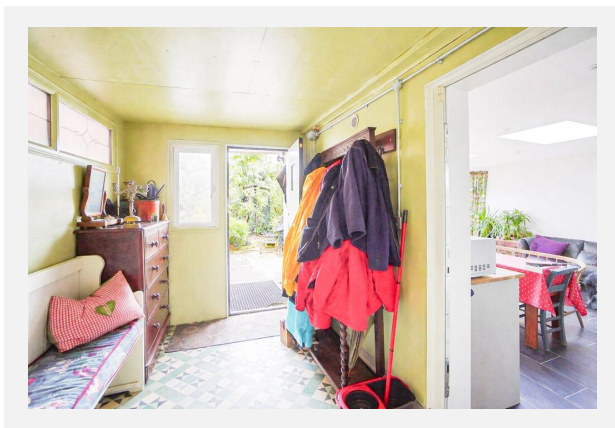
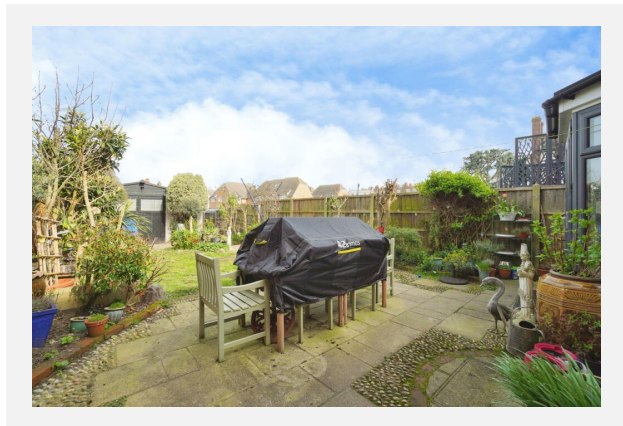
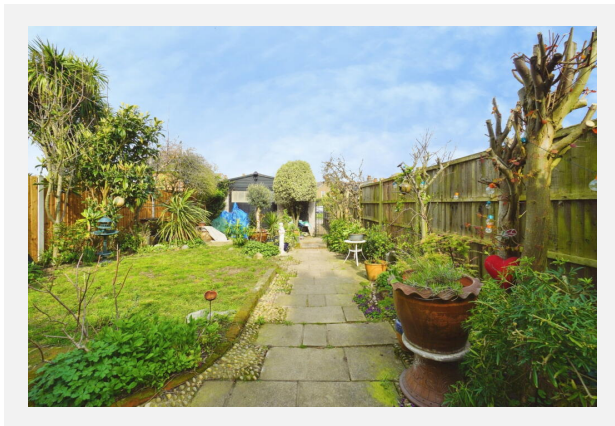
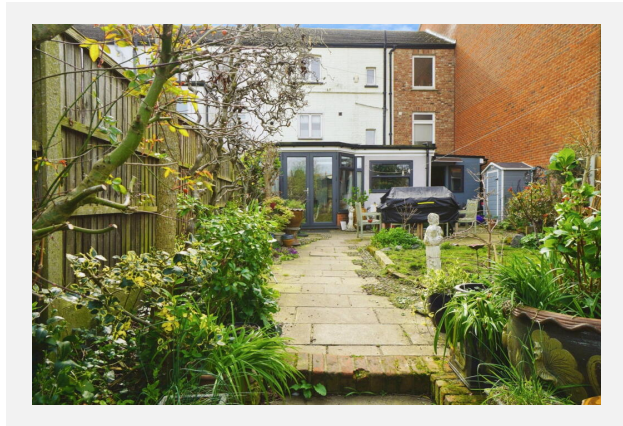
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Planning records for: *Eastern Esplanade, Southend-on-sea, SS1*

Reference - 06/00234/FUL	
Decision:	Decided
Date:	-
Description:	Erect 3 storey side extension







EASTERN ESPLANADE, SOUTHEND-ON-SEA, SS1



Lower Ground Floor



Ground Floor



First Floor

SS1

Energy rating

D

Valid until 25.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

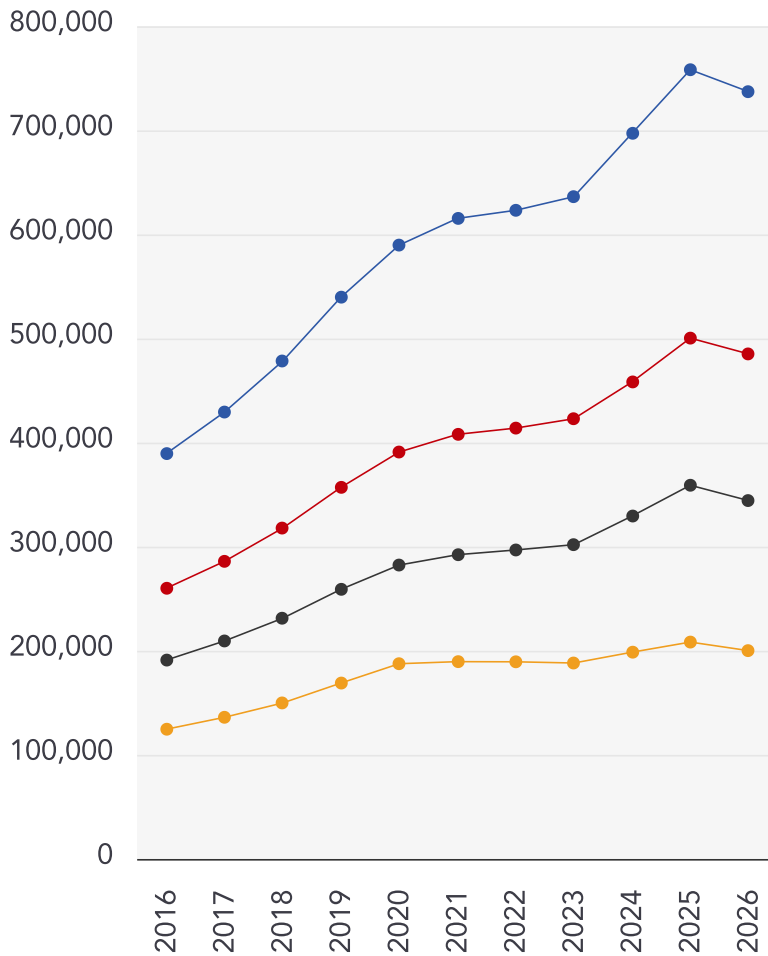
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	1
Open Fireplace:	1
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	189 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SS1



Detached

+89.28%

Semi-Detached

+86.57%

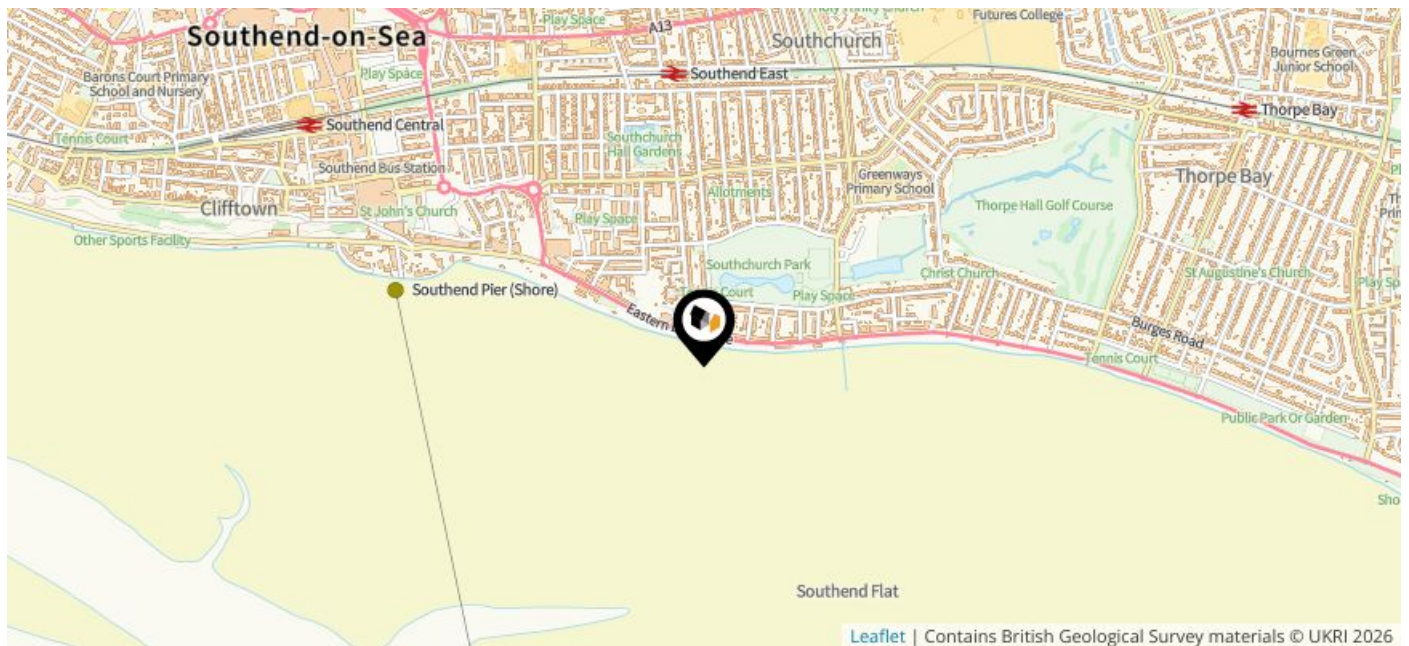
Terraced

+80.19%

Flat

+60.57%

This map displays nearby coal mine entrances and their classifications.



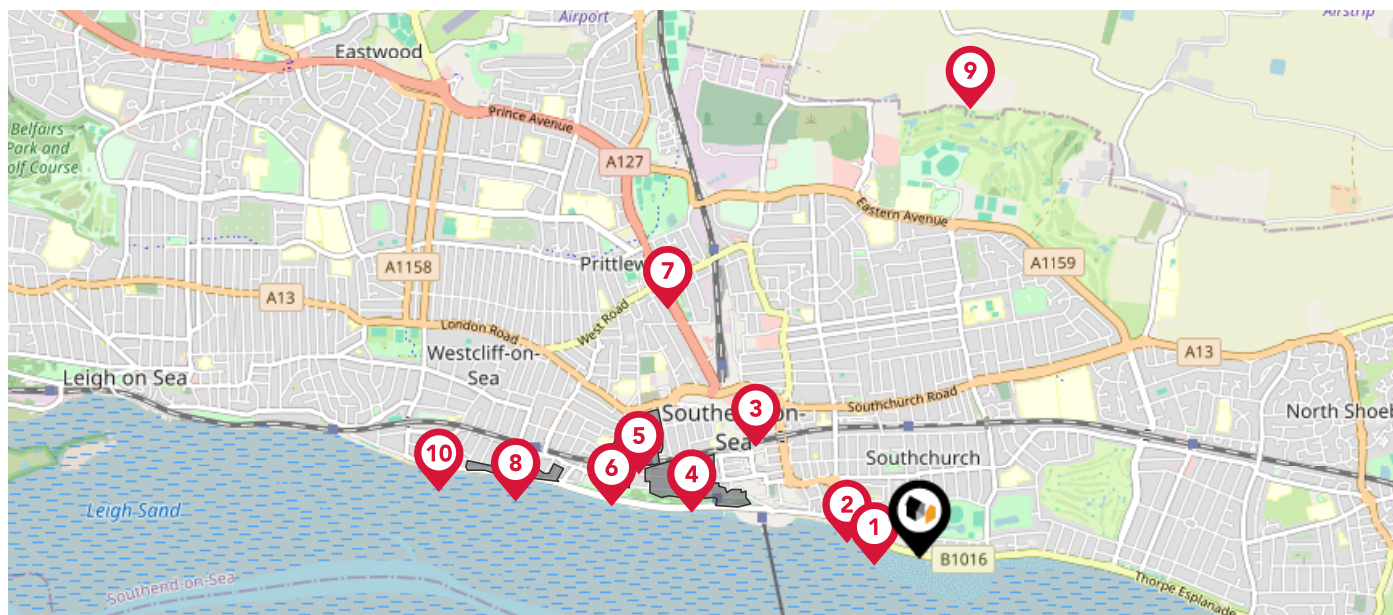
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

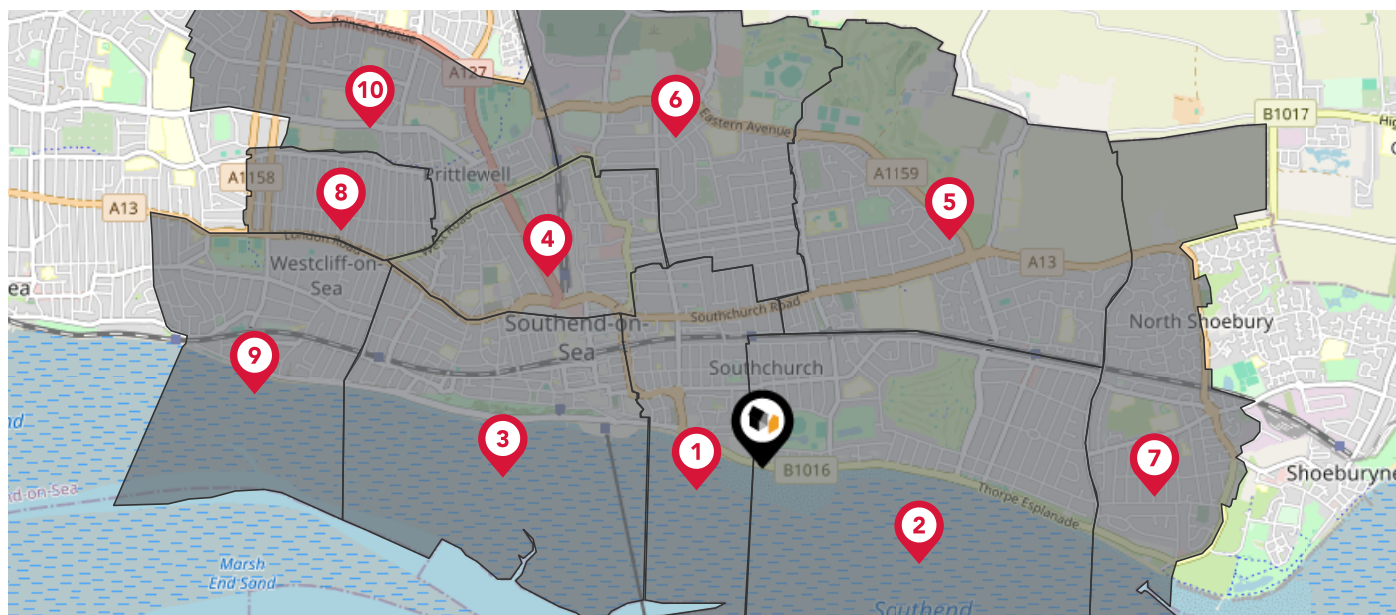
- 1 Eastern Esplanade
- 2 The Kursaal
- 3 Warrior Square
- 4 Clifftown
- 5 Milton
- 6 Shorefields
- 7 Prittlewell
- 8 The Leas
- 9 Shopland Church Yard CA
- 10 Crowstone

Maps

Council Wards

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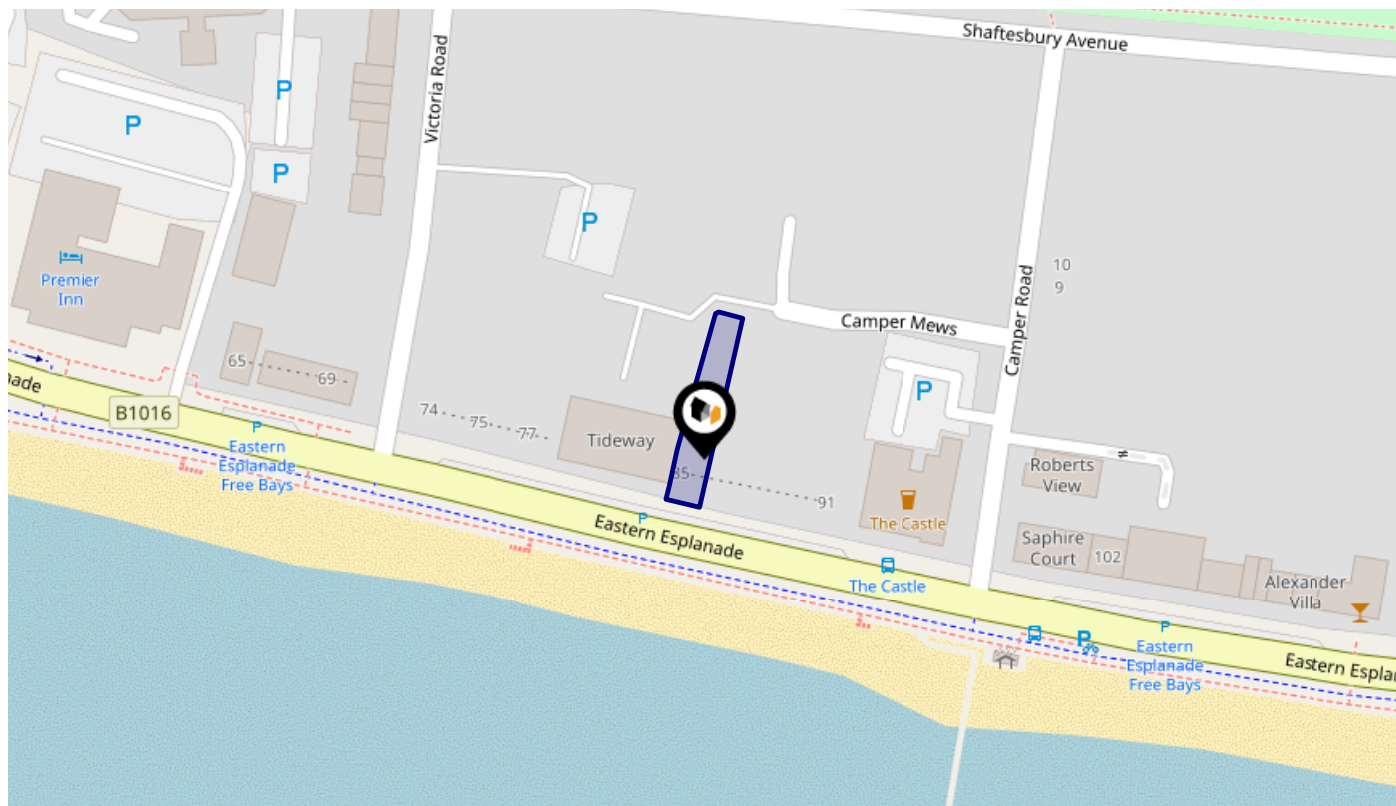
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Kursaal Ward
- 2 Thorpe Ward
- 3 Milton Ward
- 4 Victoria Ward
- 5 Southchurch Ward
- 6 St. Luke's Ward
- 7 West Shoebury Ward
- 8 Westborough Ward
- 9 Chalkwell Ward
- 10 Prittlewell Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

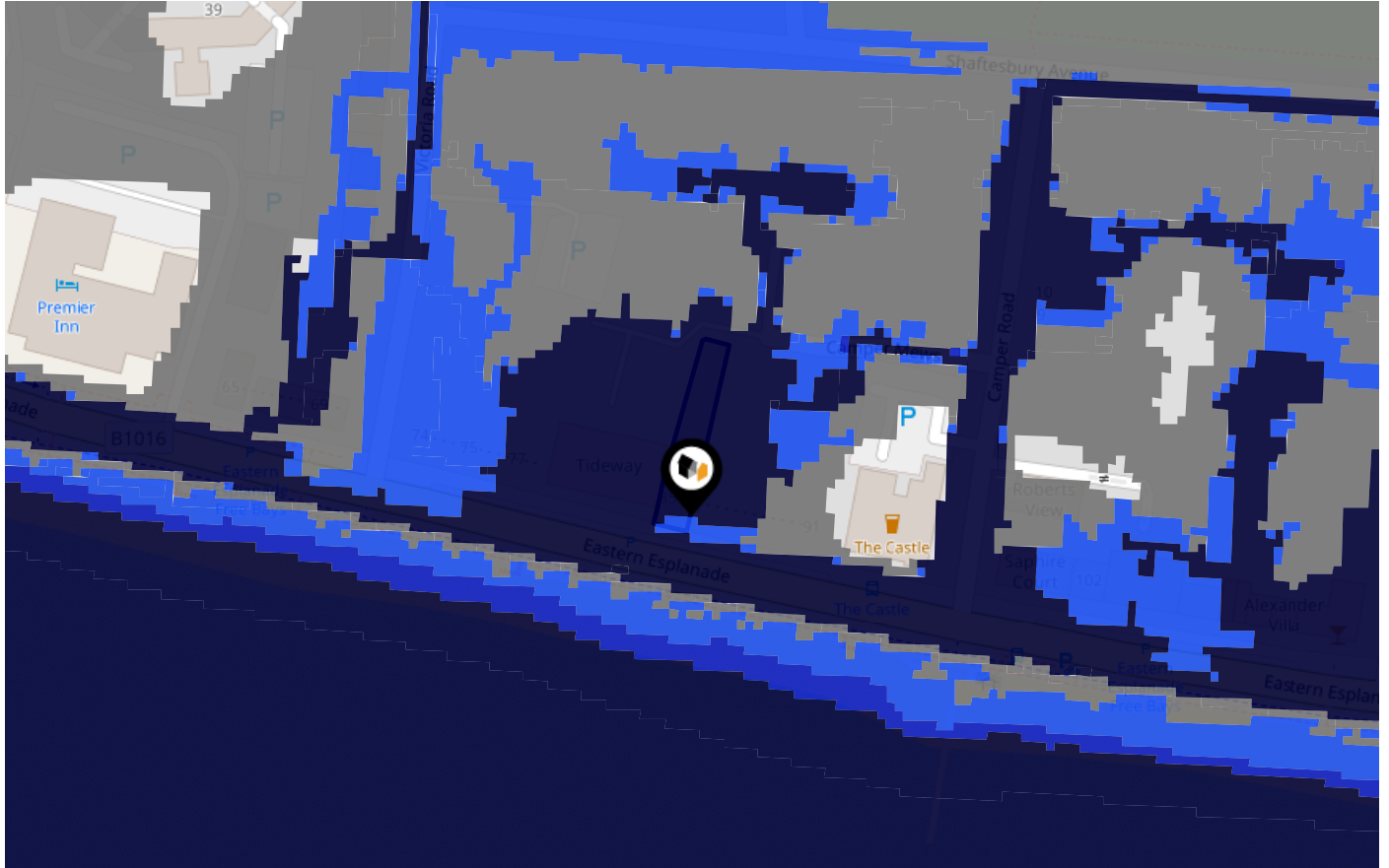
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

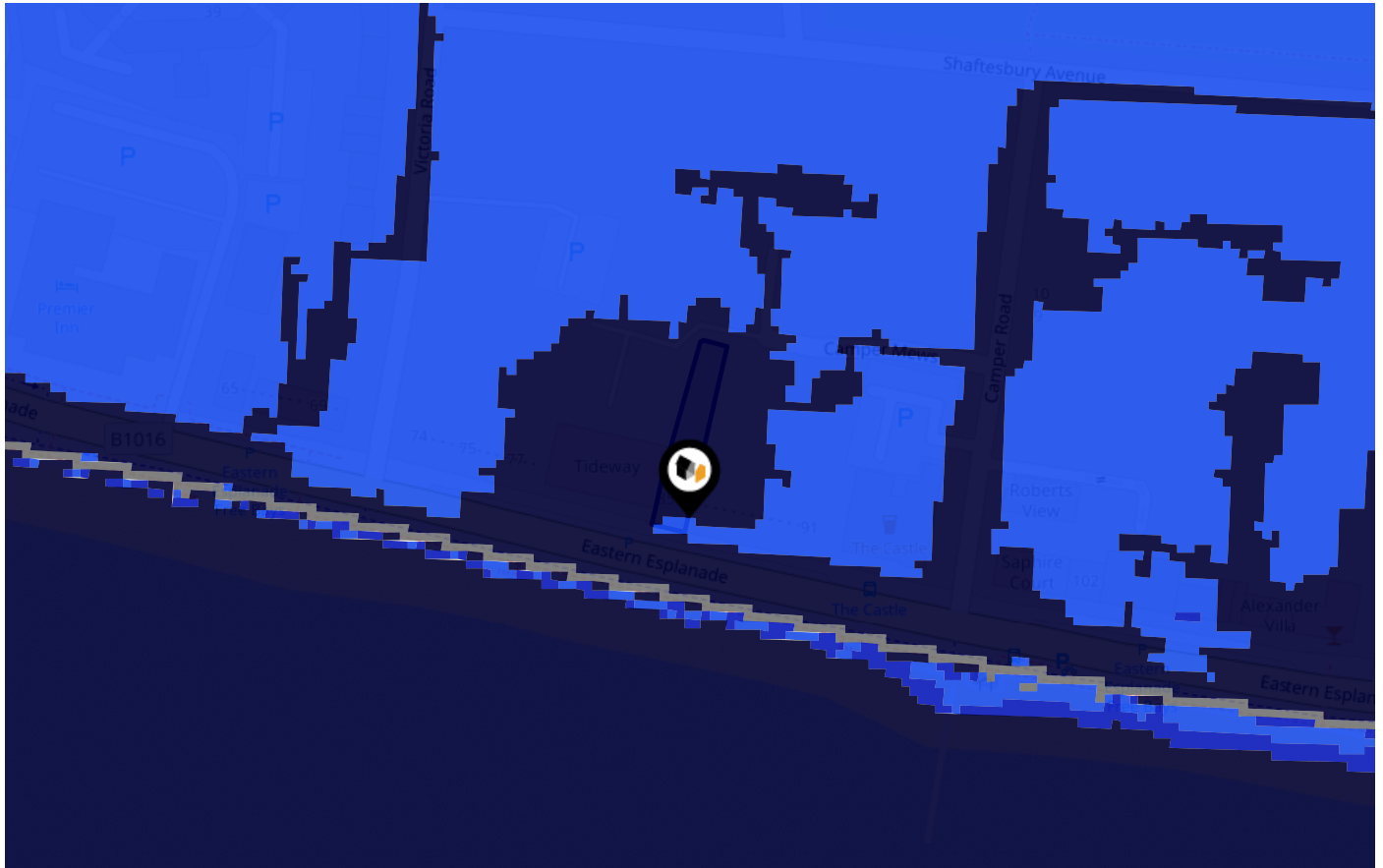


Flood Risk

Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

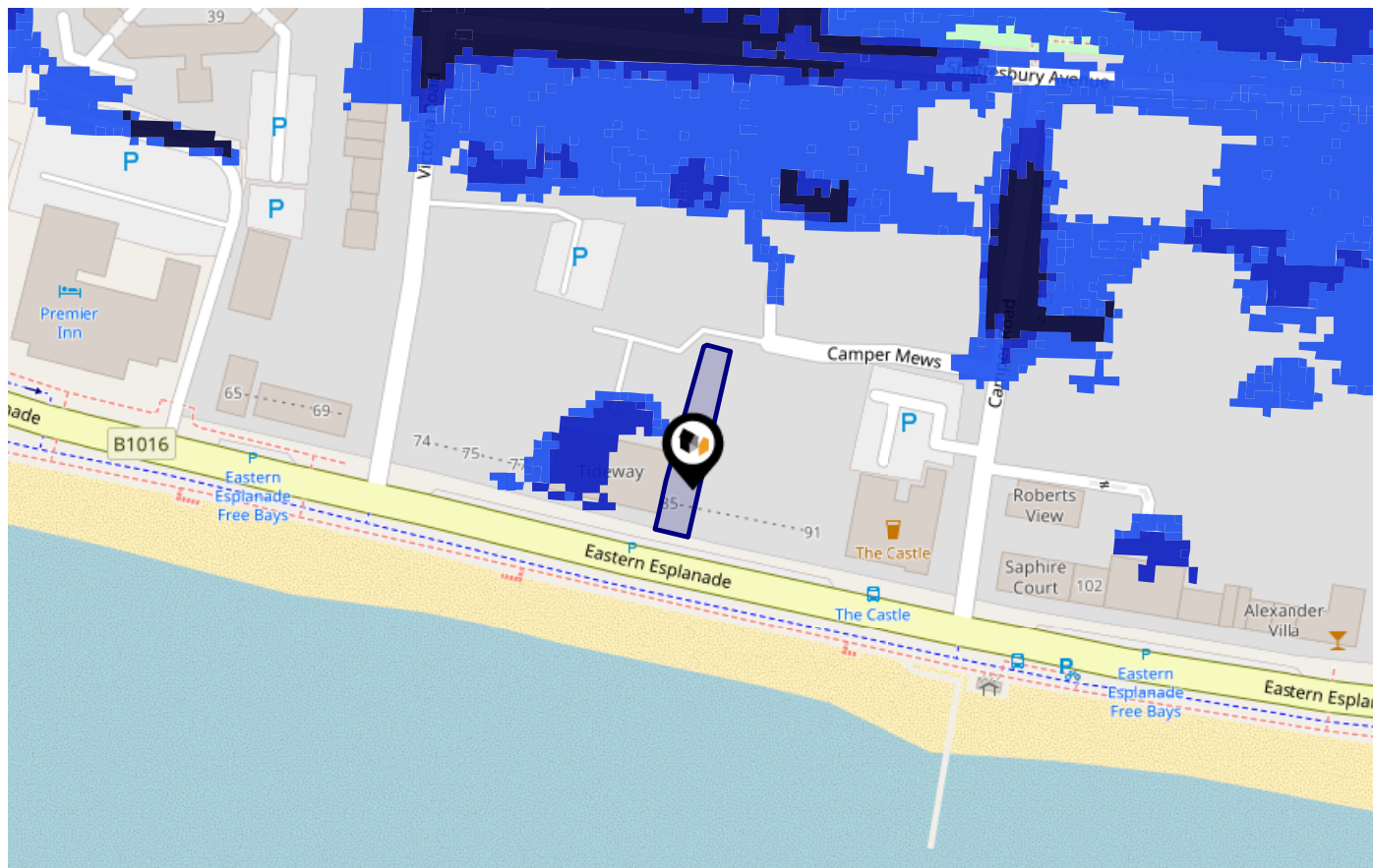


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

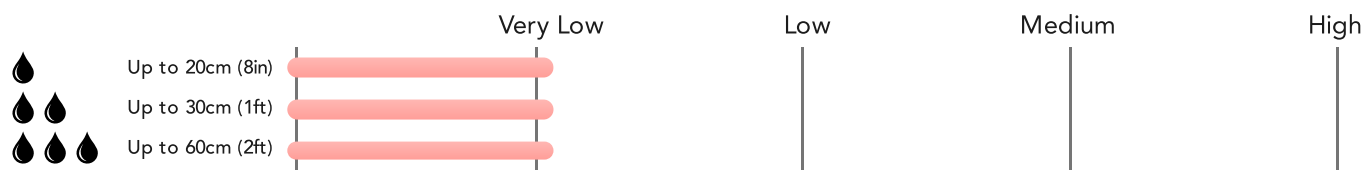


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

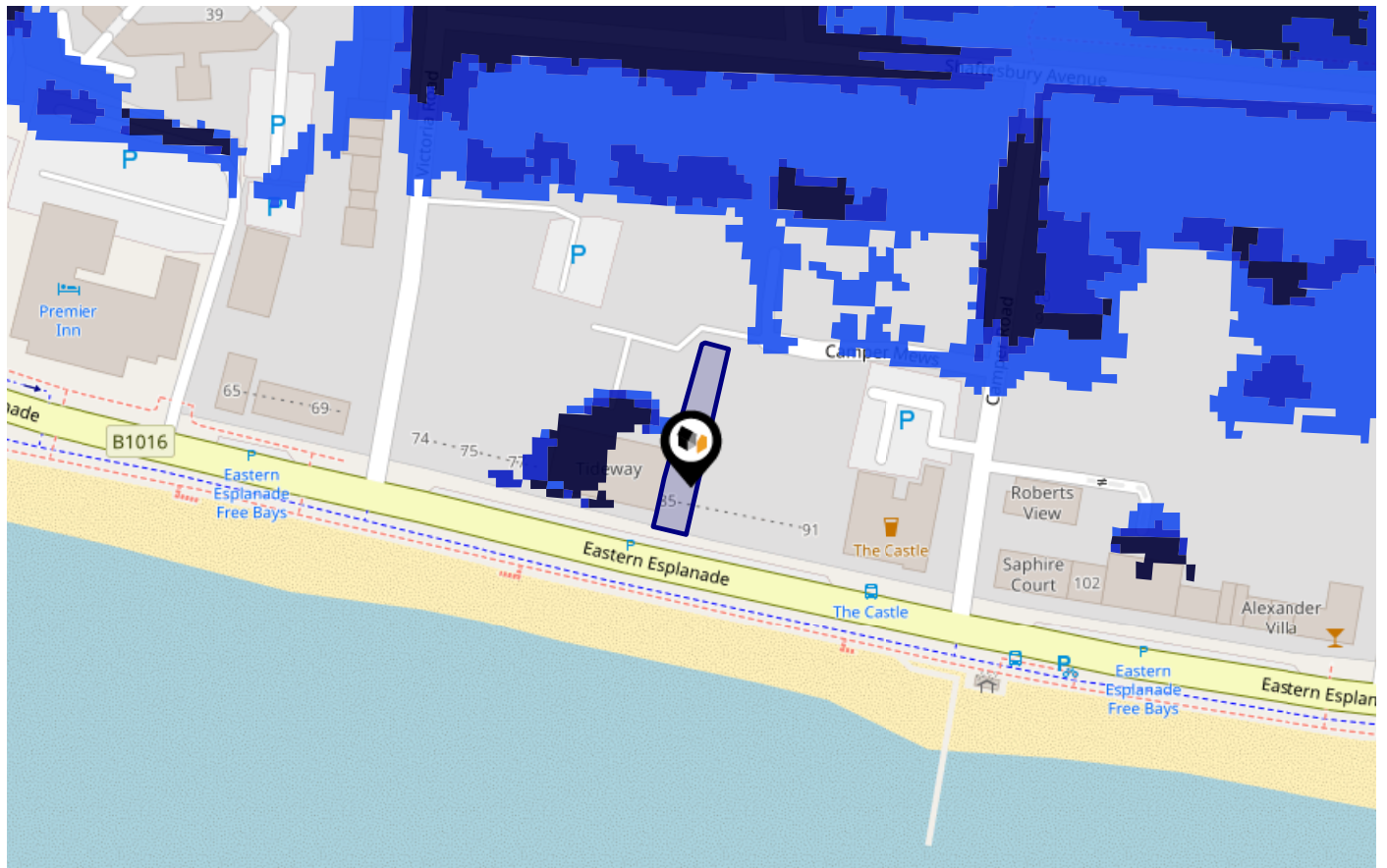


Flood Risk

Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

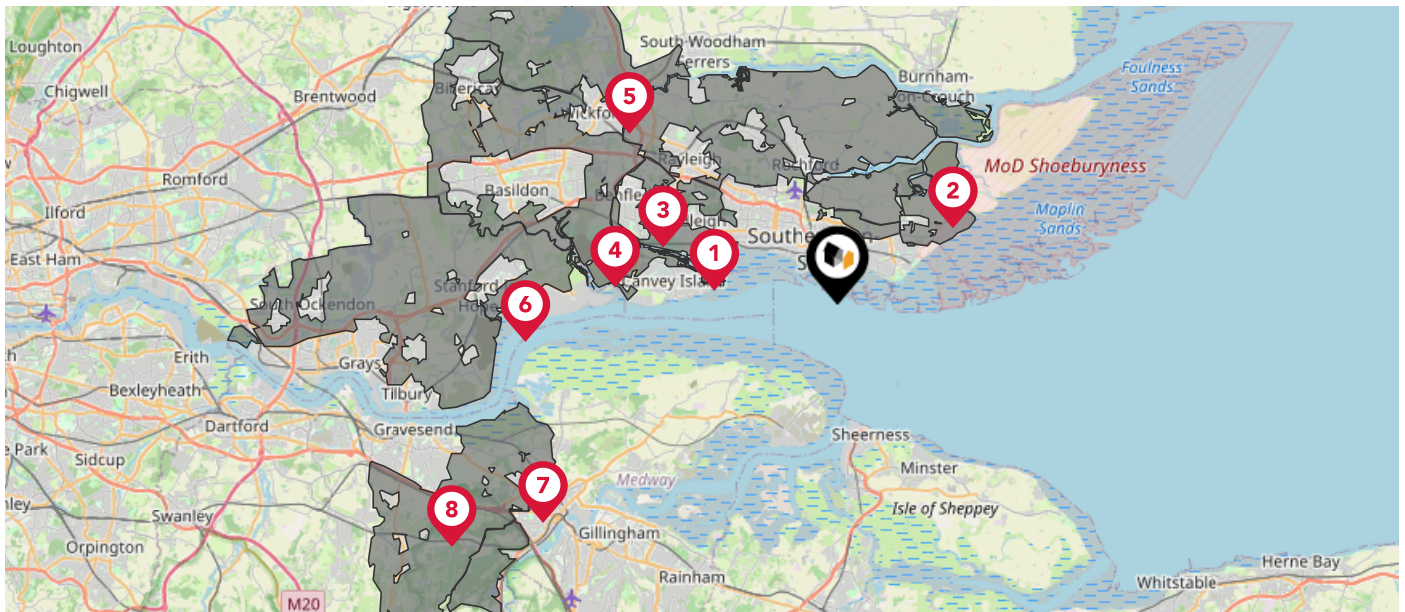
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



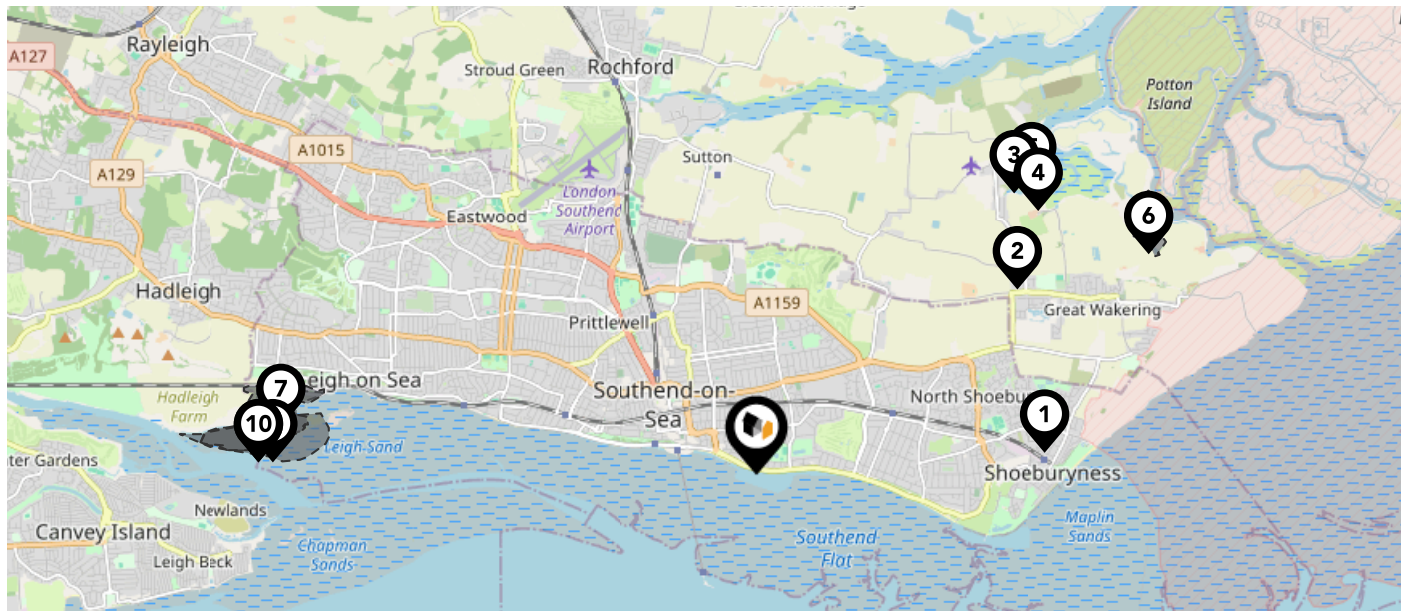
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 London Green Belt - Southend-on-Sea
- 2 London Green Belt - Rochford
- 3 London Green Belt - Castle Point
- 4 London Green Belt - Basildon
- 5 London Green Belt - Chelmsford
- 6 London Green Belt - Thurrock
- 7 London Green Belt - Medway
- 8 London Green Belt - Gravesham

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



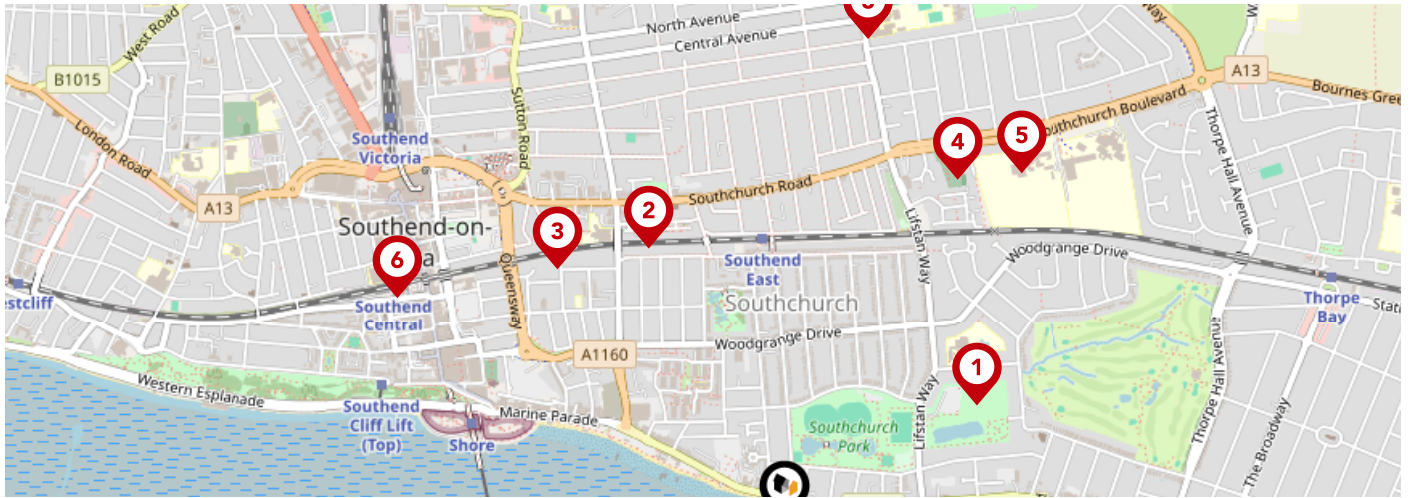
Nearby Landfill Sites

1	Elm Road-Elm Road, Shoeburyness, Southend	Historic Landfill
2	Little Wakering-Havenside, Little Wakering, Rochford	Historic Landfill
3	Churchfields-Barling Hall, Barling Magna, Rochford, Essex	Historic Landfill
4	Barling Hall-Barling, Rochford	Historic Landfill
5	Barling Hall-Church Road, Barling Magna, Southend-on-Sea, Essex	Historic Landfill
6	Common Road-Great Wakering, Southend-on-Sea, Essex	Historic Landfill
7	Leigh Marshes-Leigh Marshes, Southend	Historic Landfill
8	Leigh Controlled Tip (Two Tree Island-Two Tree Island, Leigh-on-sea, Essex	Historic Landfill
9	Two Tree Island-Two Tree Island, Leigh On Sea	Historic Landfill
10	Hadleigh Marsh-Castle Point	Historic Landfill

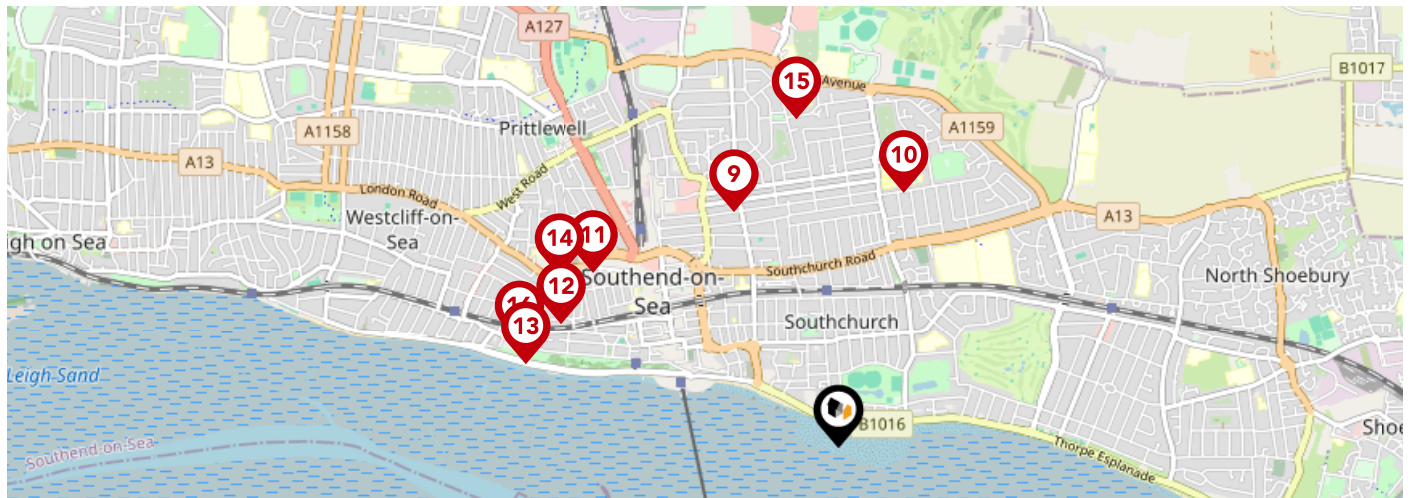
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1322330 - 44-45 Eastern Esplanade	Grade II	0.2 miles
 1112711 - 40-43 Eastern Esplanade	Grade II	0.2 miles
 1236532 - The Kursaal	Grade II	0.4 miles
 1306880 - Southchurch Hall	Grade I	0.5 miles
 1168671 - Hope Hotel	Grade II	0.6 miles
 1112715 - 4, Marine Parade	Grade II	0.7 miles
 1306884 - 1-3, Marine Parade	Grade II	0.7 miles
 1112713 - Royal Hotel	Grade II	0.8 miles
 1112705 - Pleasure Pier	Grade II	0.8 miles
 1306868 - 3-15, Royal Terrace	Grade II	0.9 miles



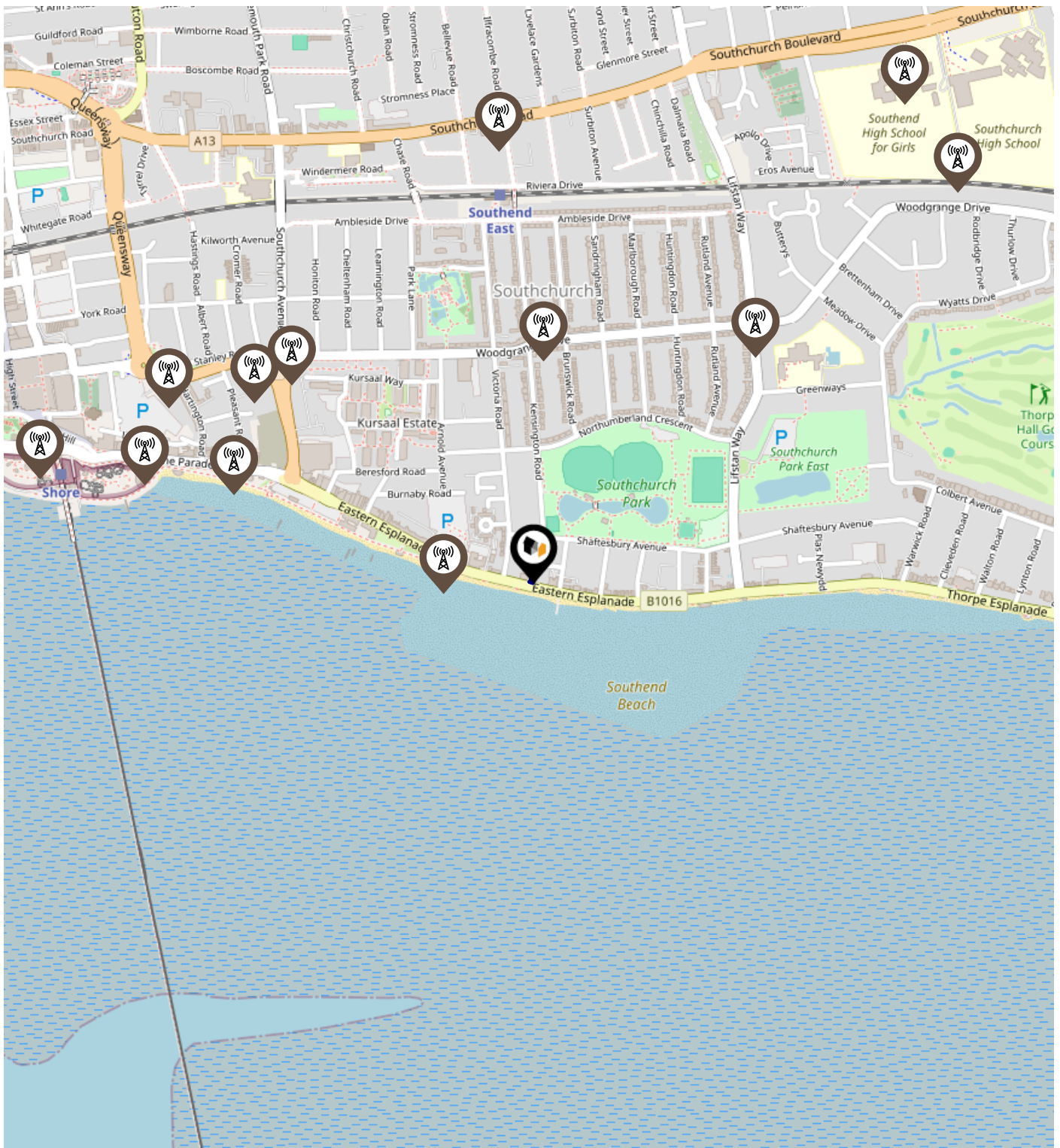
	Nursery	Primary	Secondary	College	Private
<p>1 Greenways Primary School Ofsted Rating: Good Pupils: 896 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Sacred Heart Catholic Primary School Ofsted Rating: Good Pupils: 454 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Porters Grange Primary School and Nursery Ofsted Rating: Good Pupils: 460 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Southchurch High School Ofsted Rating: Requires improvement Pupils: 794 Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Southend High School for Girls Ofsted Rating: Outstanding Pupils: 1238 Distance:0.98</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 South Essex College of Further and Higher Education Ofsted Rating: Requires improvement Pupils:0 Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Hamstel Junior School Ofsted Rating: Good Pupils: 588 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Hamstel Infant School and Nursery Ofsted Rating: Good Pupils: 423 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 Bournemouth Park Academy Ofsted Rating: Good Pupils: 574 Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Nicholas School Ofsted Rating: Good Pupils: 97 Distance: 1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary's, Prittlewell, CofE Primary School Ofsted Rating: Good Pupils: 642 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barons Court Primary School and Nursery Ofsted Rating: Outstanding Pupils: 0 Distance: 1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Compass Community School Boleyn Park Ofsted Rating: Good Pupils: 6 Distance: 1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Helen's Catholic Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Temple Sutton Primary School Ofsted Rating: Good Pupils: 795 Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Bernard's High School Ofsted Rating: Good Pupils: 999 Distance: 1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

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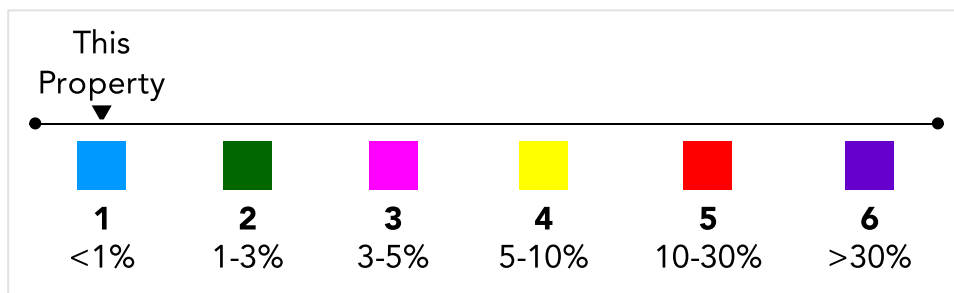
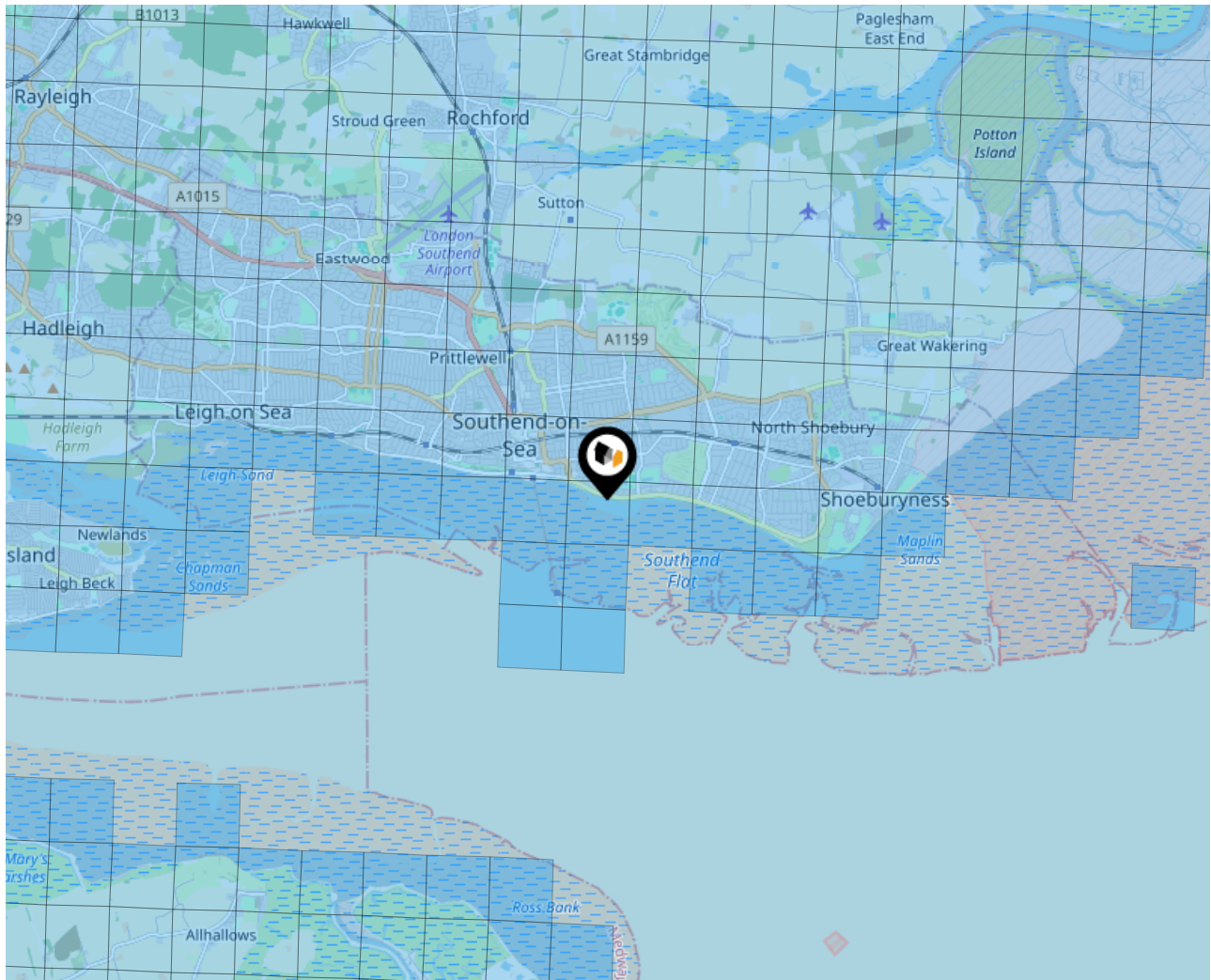


Key:

-  Power Pylons
-  Communication Masts

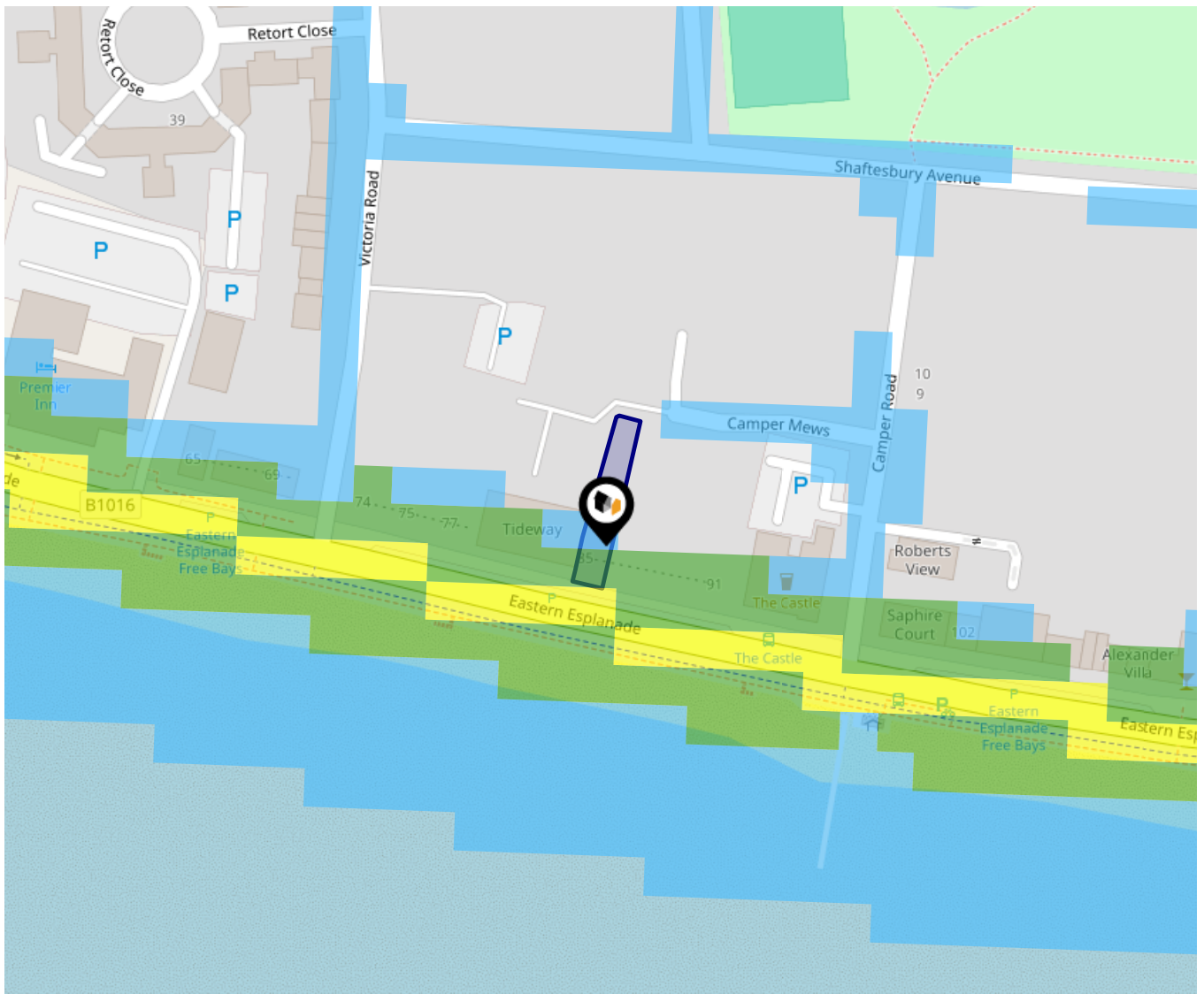
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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exp

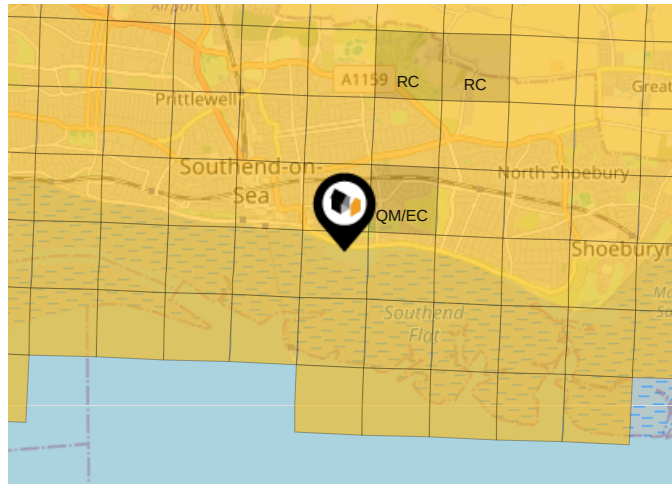


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



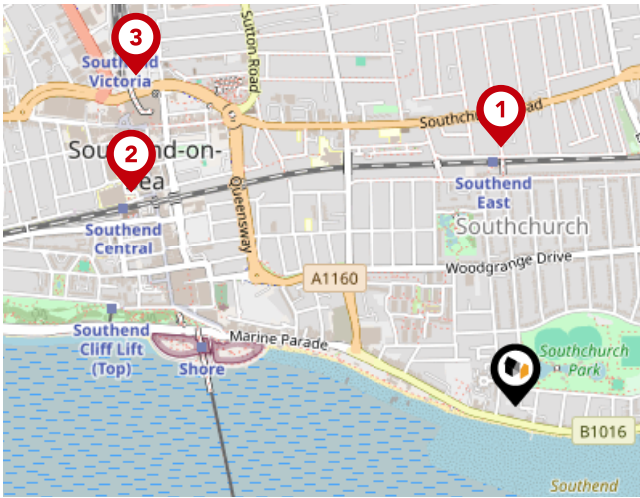
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

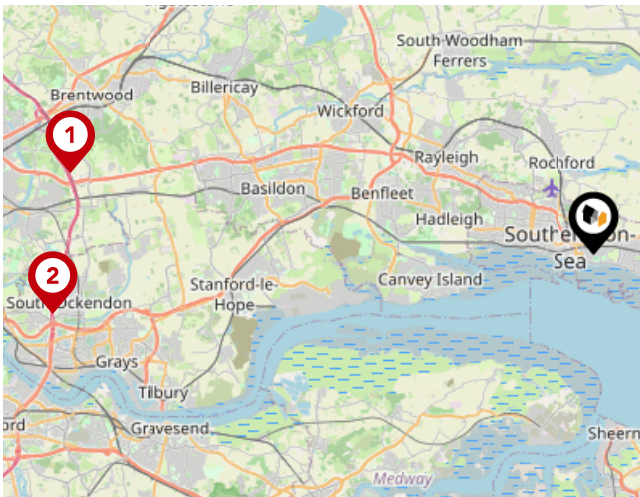
Transport (National)

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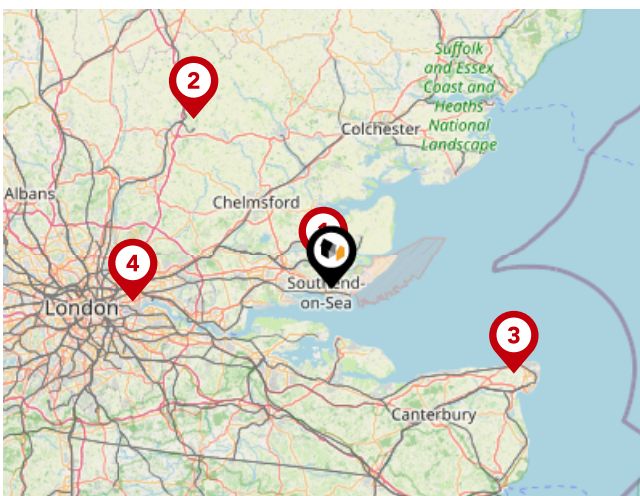
National Rail Stations

Pin	Name	Distance
1	Southend East Rail Station	0.6 miles
2	Southend Central Rail Station	1.02 miles
3	Southend Victoria Rail Station	1.16 miles



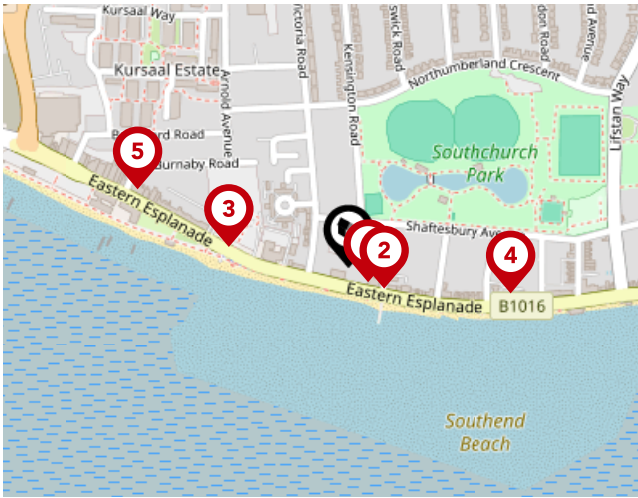
Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	19.5 miles
2	M25 J30	20.1 miles



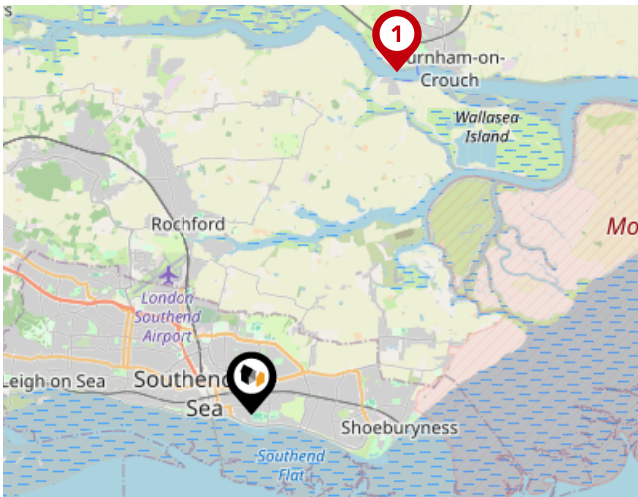
Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	2.95 miles
2	Stansted Airport	32.1 miles
3	Manston	29.83 miles
4	Silvertown	29.44 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Castle	0.03 miles
2	The Castle	0.05 miles
3	Eastern Esplanade Coach Park	0.14 miles
4	Marine Activities Centre	0.19 miles
5	Burdett Road	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	6.88 miles

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With over 35 years' experience across every corner of the property industry – from corporate agencies to independent and hybrid models, I bring deep market knowledge gained at every level, from negotiator to director.

I offer a truly personal service built on trust, transparency, and care. You deal directly with me throughout the entire process, from initial valuation to completion, ensuring clear communication and consistent support.

My decades of hands-on experience allow me to give honest advice and achieve the best possible results. I've also built a trusted network of solicitors, mortgage brokers, developers, and local professionals, giving my clients a real advantage.

For me, property is about people, not just transactions, helping you move confidently into your next chapter. By your side from start to sold.

Alex Somers eXp

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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