

# bear

*Estate Agents*



Bear Estate Agents are thrilled to present this beautifully extended and smartly upgraded four-bedroom semi-detached family home, located on the ever-popular Edith Road in Southend-on-Sea.

- Four Spacious Bedrooms Spread Across Three Floors
- Bay-Fronted Lounge with Feature Fireplace and Original Stained Glass Windows
- Luxury Family Bathroom with Jacuzzi Bath, Shower and Mood Lighting
- Fully Powered Summerhouse with WiFi, Water and Electrics
- Double Glazing and Gas Central Heating
- Stunning Open Plan Kitchen/Family Room with Integrated Appliances
- Convenient Utility Room and Ground Floor Shower Room
- Top-floor Bedroom with Ensuite WC
- Driveway for Off-Street Parking and Gated Side Access
- Sought-after Location Near Schools, Train Stations, Priory Park and the Seafront

**Edith Road**  
**Southend-on-Sea**

**£465,000**

Offers Over





Internally, the home has been finished to an exceptional standard throughout and offers over 1,700 sq ft of stylish and versatile living space across three floors. Upon entry, you're welcomed by a wide and elegant hallway with charming original stained-glass windows and a grand staircase. The bay-fronted lounge offers a warm and inviting space to relax, complemented by a feature fireplace and an abundance of natural light. To the rear, the heart of the home lies in the stunning open-plan kitchen/diner, complete with sleek worktops, contemporary finishes, and bi-folding doors that open directly to the rear garden—creating seamless indoor-outdoor flow, ideal for entertaining. A convenient utility room and a ground floor bathroom fitted with a high-spec smart toilet add further appeal and practicality. To the first floor, you'll find three well-presented bedrooms, including two generous doubles and a third ideal as a nursery or study. The stylish family bathroom boasts a Jacuzzi bathtub, mood lighting, a separate shower, and a second smart toilet. The top-floor loft conversion provides a versatile fourth bedroom with Velux windows, ample space, and an ensuite WC, ideal as a teenage hideaway, guest suite, or peaceful workspace.

The rear garden is low maintenance and thoughtfully designed, with a raised decked area for outdoor dining and a fully powered summer house—equipped with water, electricity, and WiFi, perfect as a home office, gym or creative studio. A large storage shed/workshop sits to the rear, offering additional functionality. Externally, the property benefits from a private driveway for off-street parking and useful side access to the rear garden.

Positioned just moments from Prittlewell Train Station, the property offers quick and easy access to London-bound rail lines, bus links, and the A127 - making it a fantastic choice for commuters and families alike. The home sits within catchment for Chase High School and Bournemouth Park Academy, while being close to Southend Hospital, Priory Park, Roots Hall Football Stadium, the city centre, seafront, and London Southend Airport with its array of retail and travel options.

## Four Bedroom Semi-Detached House

### Entrance Hall

15'3 x 7'11

### Lounge

15'6 x 13'5

### Kitchen/Family Room

20'4 x 19'8

### Utility Room

7'9 x 5'5

### Shower Room

7'8 x 5'1

### Landing

### Bedroom One

14'2 x 12'1

### Bedroom Two

13'10 x 9'2

### Bedroom Three

7'11 x 7'4

### Bathroom

9'2 x 7'8

### Bedroom Four (loft room)

15'7 x 15'1

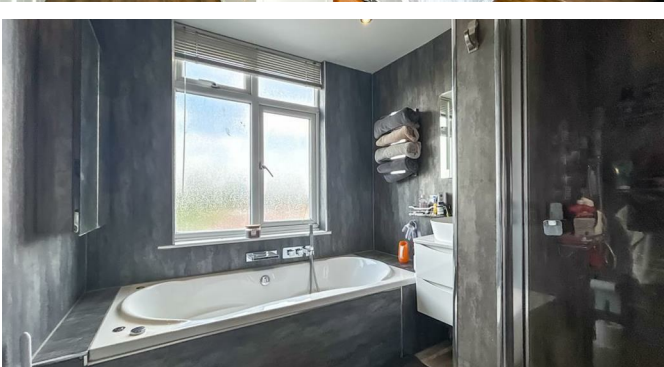
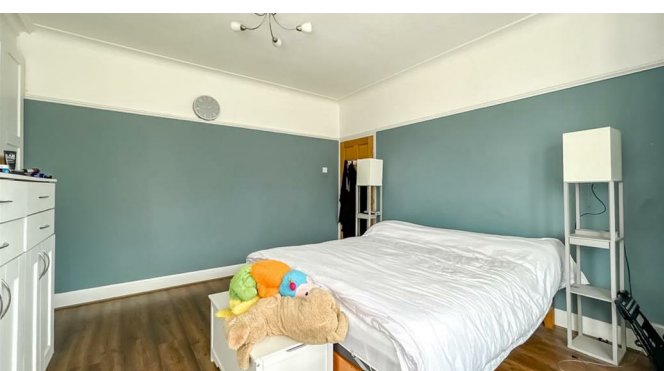
### Ensuite WC

6'11 x 6'9

### Garden

### Off-Street Parking

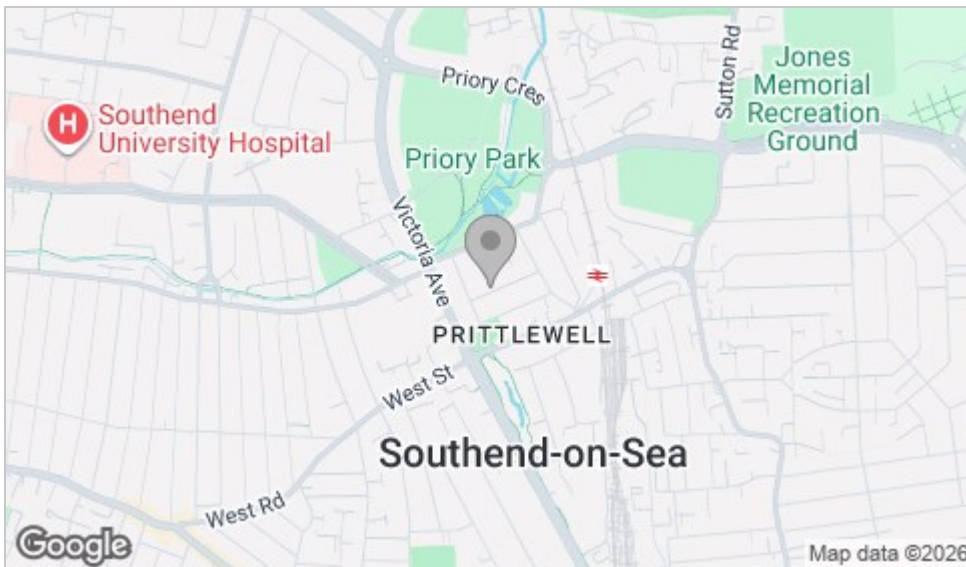
### Side Access



# Floor Plan



# Area Map



# 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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204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

# Energy Efficiency Graph

