



BRUNSWICK ROAD
SOUTHEND-ON-SEA, SS1 2UJ

OFFERS IN EXCESS OF £450,000
FREEHOLD

Delightful three bedroom terraced family home, positioned on the highly sought after and well regarded Brunswick Road, within a short walk of Southend East Train Station for direct access into London Fenchurch Street. Boasting extended ground-floor accommodation, off-street parking and a good sized rear garden.

RP&C.
RICKY, PLANT & CHEN-PORTER

BRUNSWICK ROAD

- Deceptively spacious mid terraced house
- Three good sized bedrooms
- Off-street parking
- Good sized rear garden
- A short walk from Southend East Train Station for direct access into Central London
- Extended ground-floor accommodation
- Well presented interiors
- Close to the picturesque Southchurch Park
- Easy Reach of Southend Seafront
- Sought after Brunswick Road location



This charming extended three-bedroom family home offers a perfect blend of character, space, and convenience. Just a short stroll from Southchurch Park, Southend East railway station, and the beautiful seafront, it's ideally positioned for everyday living.

Step inside to a welcoming hallway that leads to a bright front lounge and an impressive 24'3" lounge/diner — ideal for family gatherings and entertaining. The kitchen finishes the ground floor layout. Upstairs you'll find three generous bedrooms, a contemporary family bathroom, and a handy separate W.C.

Outside, the private secluded rear garden provides a peaceful outdoor space for relaxation and play, while off-street parking adds real practicality. Located in the sought-after Thorpe Greenways School catchment area, this property is perfectly suited for growing families looking for a tranquil setting with superb transport connections and local amenities nearby.

With plenty of potential to make it your own, this lovely home is one not to be missed — an internal viewing is highly recommended.

Three bedroom terraced house

Entrance hallway

Lounge 16'4 (into bay) x 13'1

Kitchen 10'6 x 8'7

Dining room/lounge 24'3 x 10'4 (max)

Stairs to first floor

Bedroom one 16'10 (into bay) x 12'5

Bedroom two 13'10 x 10'6

Bedroom three 9'4 x 6'10

Bathroom 10'7 x 5'9

Rear garden

Off-street parking

BRUNSWICK ROAD





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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



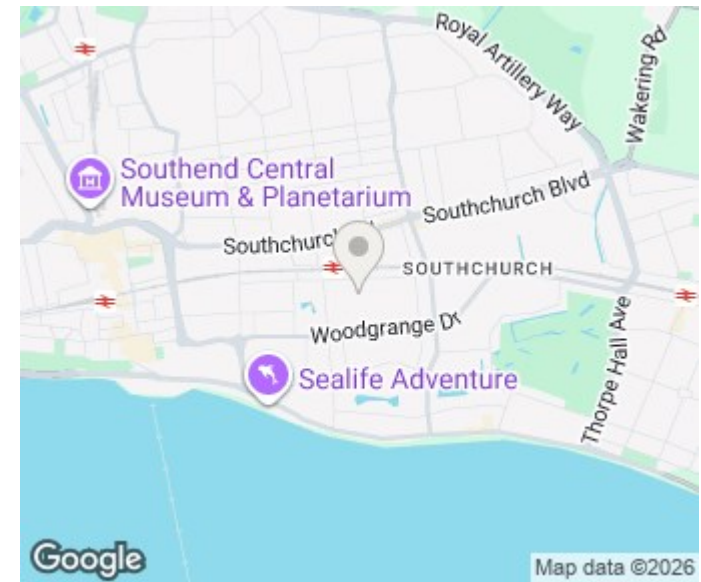


GROUND FLOOR
APPROX. FLOOR
AREA 698 SQ.FT.
(64.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 665 SQ.FT.
(62.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1253 SQ.FT. (116.4 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, masonry and any other items are approximate and no responsibility is taken for any error, omission, or mis-measurement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.
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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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