





SHAFTESBURY AVENUE

THORPE BAY, SS1 3AW

£540,000

FREEHOLD

** SIMPLY SUPERB HOME WITH THREE DOUBLE BEDROOMS AND FOUR RECEPTION AREAS ENJOYS A SOUTH BACKING PLOT WITH A DETACHED DOUBLE GARAGE - PRIME THORPE BAY LOCATION WITHIN EASY ACCESS OF MAJOR C2C RAIL LINKS, SOUTHCHURCH PARK & SEAFRONT - AN ABSOLUTE MUST SEE **

RP&C.

RICKY, PLANT & CHEN-PORTER

SHAFTESBURY AVENUE

• Deceptively spacious & extended • Three double bedroom & four reception areas (sitting room with vaulted ceiling) • Impressive hallway with guest luxury WC • Stunning kitchen in excess of 29ft • Luxury four piece family bathroom • Double glazed & gas central heating • South facing & meticulously presented rear garden • Independent driveway with parking for two cars • Detached double garage to the rear • Easy access to major c2c rail links, great local schools, seafront & Southchurch Park





RP&C Estate Agents are delighted to bring to the market this impressive and deceptively spacious extended family home, occupying a highly desirable position in Thorpe Bay.

Ideally situated within easy reach of the seafront, Southchurch Park and the popular Thorpe Bay Broadway, this attractive home offers an exceptional blend of generous living accommodation, versatile reception space and a superb location.

Extending to just under 1,600 sq ft, the property has been thoughtfully extended to create a wonderful family home, with beautifully proportioned accommodation arranged over two floors.

Upon entering, you are greeted by an impressive entrance hallway, immediately setting the tone for the space and versatility on offer. The ground floor provides four reception areas, offering excellent flexibility for modern family living, entertaining and working from home. Of particular note is the impressive extended kitchen and living space, featuring a striking vaulted ceiling which creates a wonderful sense of light, height and openness. A ground floor cloakroom/WC further complements the accommodation.

To the first floor, the property continues to impress with three generous double bedrooms, all offering excellent proportions, alongside a contemporary four piece family bathroom suite.

Externally, the property enjoys a particularly attractive south facing rear garden, providing an ideal setting for outdoor entertaining and enjoying the sunshine. A significant feature is the substantial detached double garage, accessed from the rear, offering excellent storage and parking potential. To the front, there is a private driveway providing off street parking, with additional visitor parking available to the rear.

The location is undoubtedly a major attraction. Shaftesbury Avenue enjoys a well established reputation within Thorpe Bay, with the beautiful Southchurch Park, local seafront and Thorpe Bay Broadway all within easy reach. Both Thorpe Bay and Southend East mainline railway stations are within walking distance, providing convenient connections into London. The property also falls within the catchment area for Greenways Infant and Junior Schools, subject to confirmation.

With local shops, amenities, leisure facilities and excellent transport links all close by, this is a wonderful opportunity to acquire a substantial and versatile family home in one of the area's most sought after locations.

An internal viewing is highly recommended to fully appreciate the space, quality and superb position this exceptional home has to offer.

Entrance Hallway

Luxury Guest WC

Lounge 15'3 x 11'2

Dining Room 12'10 x 8'10

Office 8'7 x 5'8

Kitchen 29'10 x 8'10

Sitting Room (Vaulted Ceiling) 11'1 x 8'6

First Floor Landing

Bedroom One 15'10 x 12'5

Bedroom Two 13'0 x 9'5

Bedroom Three 9'10 x 8'11

Four Piece Family Bathroom/WC 8'4 x 6'0

South Facing Garden

Detached Double Garage 23'1 x 15'3

Concrete flooring, ceiling light with ceiling Rafta storage, power and lighting, brick walls and up and over electric doors, double glazed obscure door leading to the garden, wall mounted storage racking.

Frontage

An independent driveway comfortably parks two cars.

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Bad news, new fridge is EMPTY !



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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1592.00 sq ft

Tenure – Freehold

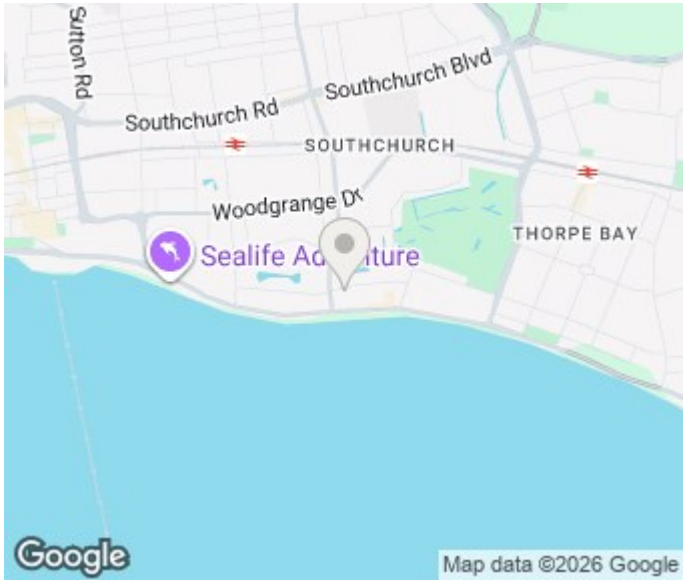


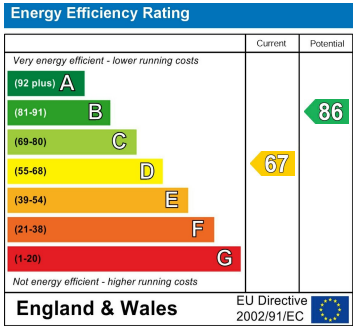












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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