



KENSINGTON ROAD SOUTHEND-ON-SEA, SS1 2SY

* OVER 1900 SQ FT. * SIZEABLE FIVE DOUBLE BEDROOM SEMI-DETACHED CHARACTER HOME, BOASTING FOUR RECEPTION ROOMS, THREE BATHROOMS, AMPLE OFF-STREET PARKING AND A LARGE GARAGE/WORKSHOP. PERFECTLY POSITIONED FOR ACCESS TO SOUTHCHURCH PARK, SOUTHEND EAST TRAIN STATION AND MUCH MORE.

**GUIDE PRICE £650,000
FREEHOLD**

RP&C.
RICKY, PLANT & CHEN-PORTER

KENSINGTON ROAD

- Characterful five DOUBLE bedroom family home
- Boasting four reception rooms
- Three bathrooms (one on each floor)
- Ample off-street parking
- Converted garage/workshop with power
- Well proportioned yet low maintenance rear garden
- Within easy reach of Southchurch Park and Southend Seafrot
- Close to well regarded schools
- Short distance of Southend East Train Station
- Incredible internal square footage



This substantial and characterful five-bedroom semi-detached home offers an abundance of living space and a highly sought-after location in the heart of Southchurch. Positioned just moments from the picturesque Southchurch Park, the vibrant Southend seafront, and Southend East train station, providing direct links into Central London via the favoured c2c train line, this home perfectly combines convenience with lifestyle appeal. A wealth of well-regarded schools, shops, and amenities are also within easy reach.

Internally, the property boasts impressive square footage and versatile accommodation throughout. The first and second floors present five generously sized double bedrooms and two bathrooms, ensuring ample space for family and guests alike. The ground floor offers exceptional flexibility, featuring four separate reception rooms, a well-proportioned kitchen/diner, and a convenient ground floor bathroom.

Externally, the home benefits from off-street parking for multiple vehicles and a low-maintenance rear garden. From here, direct access is provided to a large converted garage, complete with electrics—ideal for use as a home office, gym, studio, or additional storage.

With its rare combination of size, character, and

prime location, this property represents an exceptional opportunity for those seeking a forever family home in Southchurch.

Five bedroom semi-detached house

Entrance hallway

Living room

Family room

Dining room

Kitchen/diner

Conservatory

Ground-floor shower room

Stairs to first floor

Bedroom one

Bedroom two

Bedroom three

Bathroom

Additional WC

Stairs to second floor

Bedroom four

10'8 x 7'3

Shower Room

Converted garage with remote shutter

Rear garden

Off-street parking for multiple vehicles

KENSINGTON ROAD





KENSINGTON ROAD



ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

A bathroom with light beige walls and a white baseboard. The floor is covered in light-colored tiles. It features a large walk-in shower with a glass door, a white toilet, and a white vanity unit with a sink. A window with a dark frame is on the right wall.A bathroom with light beige walls and a white baseboard. The floor is covered in light-colored tiles. It features a white shower enclosure with a glass door, a white bath, and a white toilet. A skylight is in the ceiling, and a window with a dark frame is on the left wall.

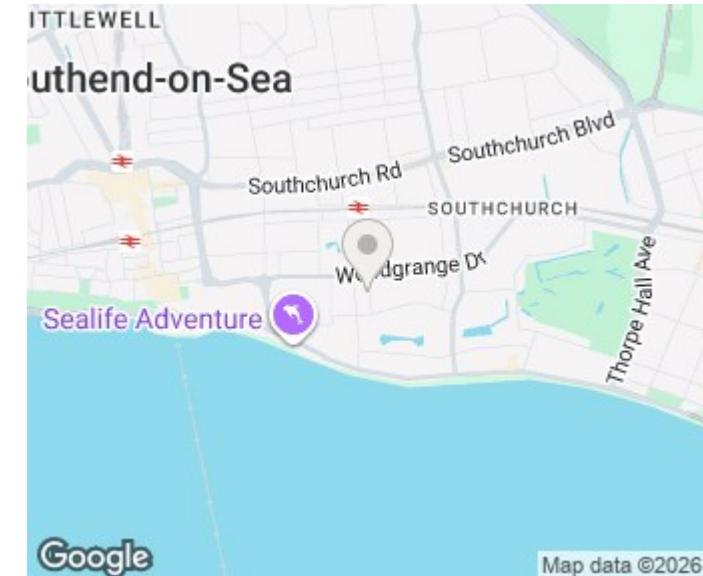
GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 sq.m.) approx.

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

Made with Metropix ©2022.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	72	
(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

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestagents.co.uk
www.rpcestagents.co.uk

RP&C.
RICKY, PLANT  CHEN-PORTER