



# FOR SALE

## Hampton Gardens, Southend-On-Sea SS2 6RZ

Offers In Excess Of £425,000 Freehold Council Tax Band - C

3  1  2  1313.21 sq ft

- Semi-Detached Three Bedroom Family House
- Beautifully Paved Frontage With Parking For Multiple Vehicles
- Bay Fronted Lounge Creating A Bright And Welcoming Living Space
- Dining Room With Double Doors Opening Onto The Rear Garden
- Two Section Kitchen With Integrated Appliances And Hob
- Spacious First Bedroom With Attractive Front Aspect Bay Window
- Shower Room With Large Shower Cubicle And Vanity Basin
- Versatile Ground Floor Office, Fourth Bedroom Or Hobby Room
- Private Mature Rear Garden With Lawn, Paving And Storage Sheds
- Southend-On-Sea Location Close To Shops, Parks, Transport Links And The Seafront

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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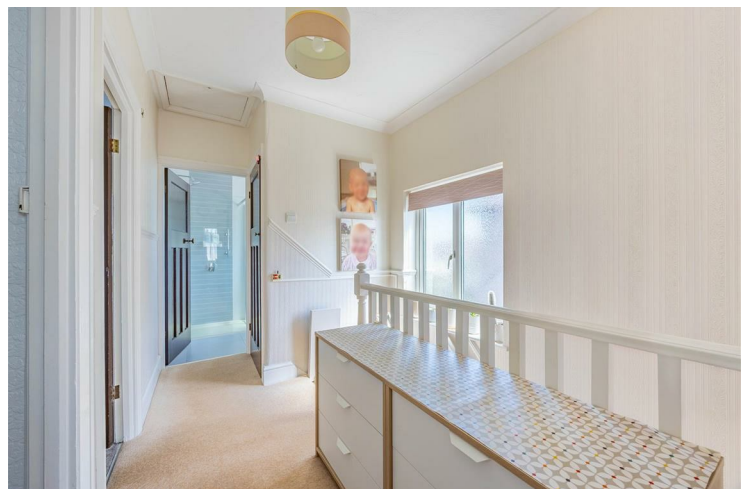
## Description

A beautifully presented and wonderfully versatile three/four bedroom family home, offering spacious accommodation, excellent parking and a private rear garden in a convenient Southend-on-Sea location. The ground floor is designed for modern living, with a bay-fronted lounge flowing into the dining room, double doors opening to the garden, a well-equipped two-part kitchen and a flexible additional room ideal as a home office, fourth bedroom or playroom, and with a handy ground floor W/C available for additional convenience, it makes this home perfect for busy family life.

Upstairs, the property continues to impress with two generous double bedrooms, a further third bedroom well suited to a nursery or study, plus a shower room and separate W/C. Outside, the paved frontage provides parking for multiple vehicles, while the mature rear garden offers lawn, paved areas, storage sheds and a pleasant sense of privacy.

Positioned within easy reach of local shops, transport links, parks and Southend's vibrant seafront, this is a home that combines everyday practicality with lifestyle appeal. With its flexible layout, attractive outdoor space and strong kerb appeal, it is a property that truly needs to be viewed to be fully appreciated.





## Measurements

Entrance Hallway

4.41m x 1.81m (14'5" x 5'11")

Kitchen

Higher section

2.48m x 2.16m (8'1" x 7'1")

Lower section

2.20m x 2.36m (7'2" x 7'8")

Downstairs Bedroom/Office

4.02m x 2.27m (13'2" x 7'5")

W/C

1.00m x 1.12m (3'3" x 3'8")

Hallway

1.02m x 0.87m (3'4" x 2'10")

Lounge

4.25m x 3.65m (13'11" x 11'11")

Diner

3.31m x 3.81m (10'10" x 12'5")

Bedroom 1

4.23m x 2.97m < 3.26m (13'10" x 9'8" < 10'8")

Bedroom 2

3.78m x 2.96m < 3.20m (12'4" x 9'8" < 10'5")

Bedroom 3

2.28m x 2.14m (7'5" x 7'0")

Bathroom

2.09m x 1.65m (6'10" x 5'4")

Separate W/C

1.20m x 0.78m (3'11" x 2'6")

Landing

3.39m x 1.25m at widest points (11'1" x 4'1" at widest points)

## Ground Floor

The home opens into a welcoming entrance hallway, where the staircase rises neatly to the first floor, currently fitted with a stair lift. The reception spaces unfold beautifully, with the lounge and dining room connected by an opening that allows both rooms to flow together while still retaining their own sense of purpose. To the front, the lounge enjoys a charming bay window, drawing natural light into the room and creating an inviting spot to relax. Beyond, the dining room offers an elegant continuation of the living space, with double doors opening directly onto the rear garden, making it ideal for everyday family living, entertaining and summer evenings with the doors open. The kitchen is arranged across two areas, with a step down and open connection between the spaces giving it a characterful layout. Well appointed with integrated appliances, hob, and an excellent range of base and wall units, it provides generous storage space. From the lower kitchen area, a door opens out to the garden. A small inner hallway leads to a convenient ground floor W/C and a highly versatile additional room. Currently arranged as a work-from-home space, this room could just as easily serve as a fourth bedroom, playroom, hobby space or a quiet snug retreat, offering the flexibility modern households increasingly seek.

## First Floor

The first bedroom positioned to the front and enhanced by a bay window is a spacious double with ample room for wardrobes and additional storage. The second bedroom is also a generous double, overlooking the rear garden providing a peaceful outlook. The third bedroom, currently arranged as an office, would make an ideal nursery, younger child's bedroom or dedicated study. The bathroom is fitted with a large shower cubicle and hand basin set within a vanity unit, while a separate adjacent W/C adds further day-to-day convenience for busy household routines. The loft space, accessed from the landing, features a pull down ladder and is part boarded for additional storage.

## Exterior

To the front, the property makes a smart and welcoming first impression with a beautifully paved driveway, providing easy off-street parking for multiple vehicles. Mature shrubbery frames the paving and adds attractive kerb appeal, giving the home a well-kept and established presence from the moment you arrive. The rear garden is a particularly appealing feature, being mostly laid to lawn and complimented by mature trees and shrubbery that help create a pleasing sense of privacy. A paved seating area sits directly from the rear access points, offering a natural space for outdoor dining, morning coffee or relaxed weekend gatherings. A paved pathway leads through the garden to the rear, where several storage sheds provide useful space for tools, bikes, garden equipment and seasonal items.

## Location

Set on Hampton Gardens in Southend-on-Sea, the property enjoys a convenient residential position with easy access to Southend Airport, Retail Park and Tesco's supermarket. Transport links are a strong advantage, with London Southend Airport railway station and Prittlewell station both serving the wider area, while Southend East provides c2c services towards London Fenchurch Street. For green space and leisure, the property is well placed for Priory Park and Southchurch Park, offering sports pitches, formal gardens, café and easy access towards the beach. The seafront, Southend Pier, beaches and wider coastal attractions are all within easy reach, adding lifestyle appeal beyond the day-to-day practicality.

## School Catchments

Prince Avenue Academy and Nursery  
The Eastwood Academy

## Tenure

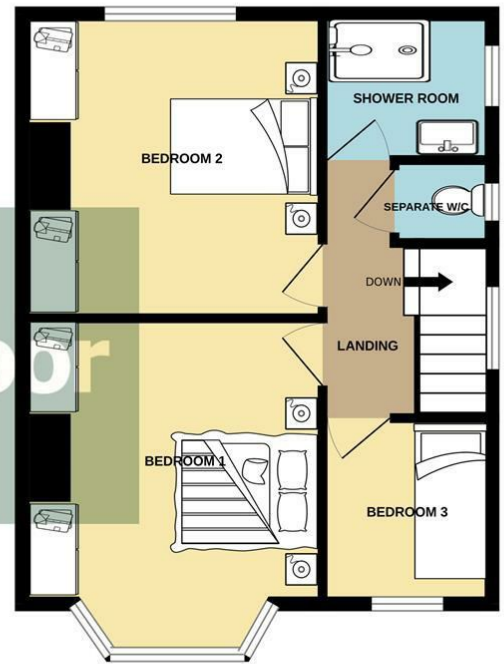
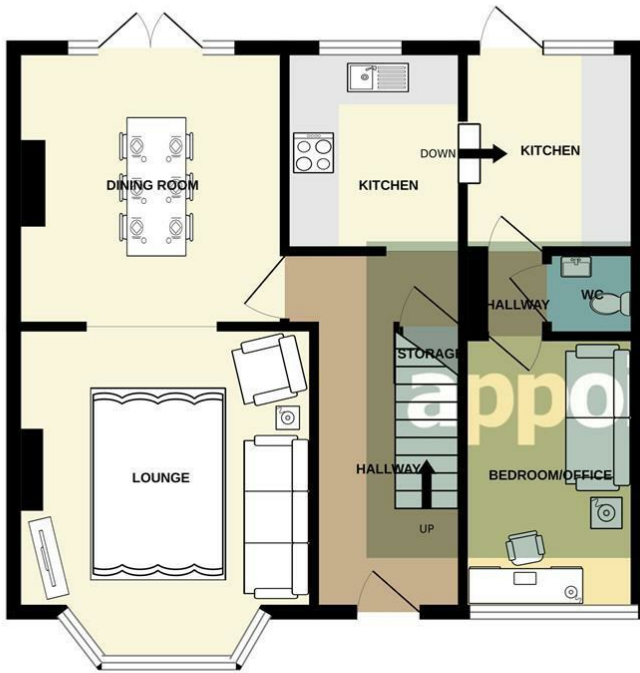
Freehold





GROUND FLOOR

1ST FLOOR



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.  
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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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

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