



Prittlewell Square, Southend-On-Sea

£995,000

home.

4 Prittlewell Square

Southend-On-Sea

SS1 1DW



- Stunning Five Bedroom Victorian Town House
- Enviaible Clifftown Conservation Area
- Beautiful Views Over The Square Towards The Estuary
- Luxury fitted Kitchen & Breakfast Room
- Separate Lounge & Dining Room
- Stylish Family Bathroom
- Off Street Parking
- Cool & Contemporary Design Throughout

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





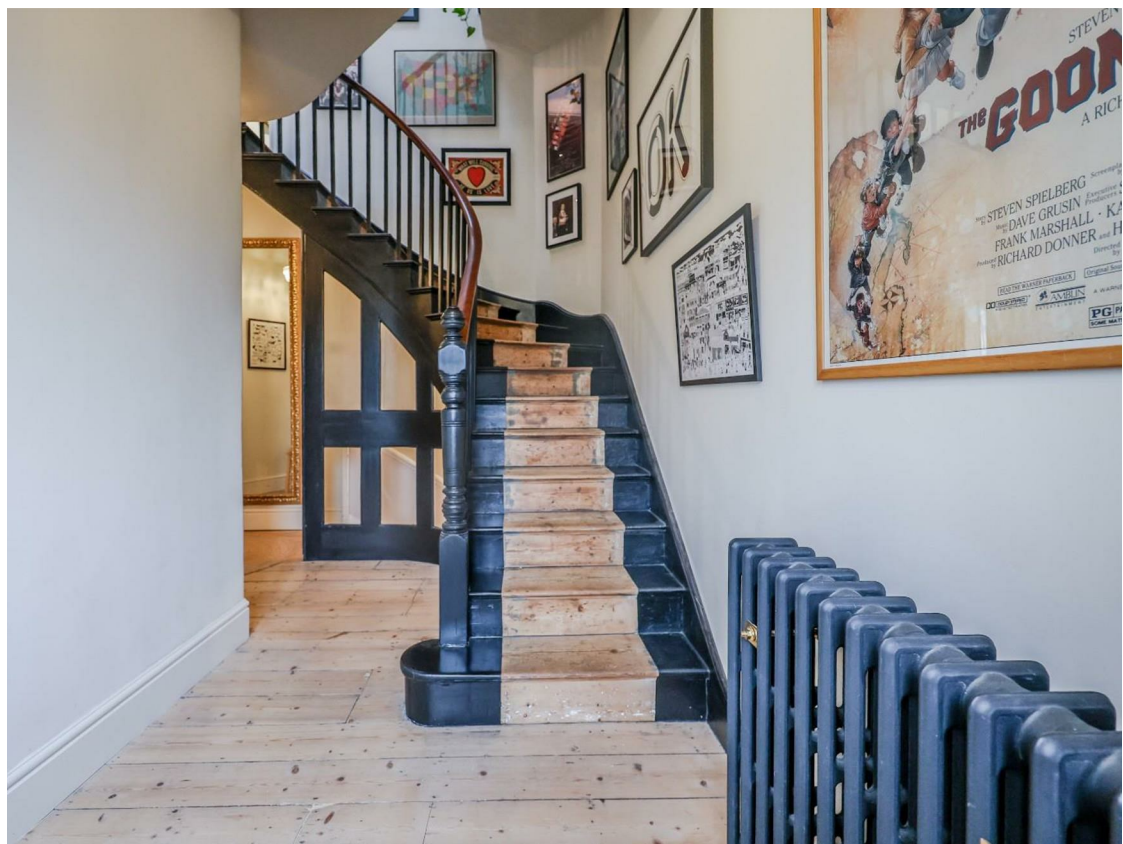
Home Of Leigh are proud to present Number 4 Prittlewell Square, a truly stunning five bedroom, three storey Victorian Town House located in one of Southend On Seas most prestigious areas in the heart of the Clifftown Conservation Area with stunning west facing views over the square and towards the Thames Estuary.

The stylishly appointed living accommodation is cleverly spread out over three floors and benefits from a charming and welcoming entrance hall, a west facing lounge with large feature bay window with views over the square, a separate dining room which leads through to an exquisite kitchen & breakfast room which overlooks the rear garden.

To the first floor there are four well appointed bedrooms, the master bedroom offering access to a west facing balcony again affording views of the square and out towards the estuary. All four bedrooms are complemented by a smart four piece family bathroom suite.

The lower ground floor boasts a lounge, utility room along with a great size fifth bedroom with an en suite bathroom and also gives access to the rear garden.

Externally there is a great size, low maintenance rear garden with gates leading to Oxford Terrace and



therefore offering secure, off street parking for several vehicles, whilst there is a small front garden laid to lawn.

Located on Prittlewell Square in the heart of the Clifftown Conservation area in Southend On Sea, this incredible family home is perfectly positioned to take full advantage of the delightful cliffs which are close by along with Southends busy town centre. The property is also within walking distance of two mainline railway stations which give direct access into both London Fenchurch Street & Liverpool Street Stations.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall

17'1 x 12'1 < 5'1

A wonderful and welcoming entrance hall with exposed floorboards throughout with stairs leading to the first floor accommodation, coved cornice to ceiling, stairs leading down to the basement accommodation and folding double doors leading to:

Open Plan Lounge & Dining Room

Lounge

15'5 x 14'1 into bay

Sash bay window to front aspect with fabulous views over Prittlewell Square and towards the Thames Estuary, continuation of exposed floorboards throughout, coved cornice to smooth plastered ceiling, chimney breast with tiled hearth, three feature cast iron radiators. Open plan to:

Dining Room

11'8 x 10'2

Sash window to rear aspect, continuation of exposed floorboards, coved cornice to ceiling, built in storage cupboard, cast iron radiator, Open plan to:

Kitchen Breakfast Room

19'1 x 12'6

A beautiful kitchen area with double glazed Sash windows to rear aspect and double glazed door to side giving access to the rear garden. The kitchen is fitted to include stainless steel single drainer sink unit with mixer tap inset into a range of square edge worksurfaces to the expanse of two walls with an abundance of cupboards and over-sized drawers beneath, Corston Architectural aged brass hardware, appliance space for Range cooker, integrated fridge and separate freezer, integrated dishwasher, fitted larder cupboard, continuation of exposed floorboards, built in cupboard housing wall mounted boiler (n/t - we understand from the vendor that this three years old), cast iron radiator.

First Floor Landing

16'9 x 8'7

A wonderfully spacious landing area with a continuation of exposed floorboards, feature glass roof window to loft space, stairs leading to a built-in storage cupboard. Doors to:

Master Bedroom

12'7 x 11'8

Two double glazed Sash windows to front aspect with central French doors leading out onto a west facing balcony with wonderful views over Prittlewell Square and towards the Thames Estuary, continuation of exposed floorboards throughout, cast iron radiator.

Bedroom Two

11'1 x 10'1

Sash window to rear aspect, exposed floorboards throughout, smooth plastered ceiling, picture rail, feature cast iron radiator.

Bedroom Three

17'3 plus depth of wardrobe x 6'1

Double glazed Sash window to rear aspect, exposed floorboards, smooth plastered ceiling, extensive range of fitted floor to ceiling wardrobes to the expanse of two walls, cast iron radiator.

Bedroom Four

9'1 x 8'4

A great size fourth bedroom with double glazed Sash window to front aspect affording views over Prittlewell Square, exposed floorboards, feature cast iron effect fireplace, smooth plastered ceiling, picture rail and cast iron radiator.

Family Bathroom

11'3 max x 6'2

Double glazed Sash window to rear aspect. Beautifully fitted four piece bathroom suite comprises; reclaimed and reconditioned claw footed rolled top cast iron bath with aged brass pillar taps and shower attachment, Cast Iron Bath Company pedestal wash hand basin with aged brass taps, Cast Iron Bath Company low level WC, large walk-in shower with Cast Iron Bath Company Rainfall shower head, obscure window to side aspect, Floors Of Stone marble tiled flooring throughout, Floors Of Stone tiled walls, smooth plastered ceiling with inset spotlighting, integrated TV, cast iron radiator.





Basement Accommodation

The basement is accessed via the main house and also from the rear garden. Please note plans have been passed to dig out the front garden to create a separate entrance, therefore potentially making this space into a self contained apartment.

Entrance Hall

15'2 x 8'4

Three large built-in storage cupboards, vinyl flooring. Doors to:

Lounge

15'5 x 13'8

Sash bay window to front aspect, carpeted, smooth plastered ceiling, brick built fireplace, two wall light points, wall mounted electric heater.

Bedroom

12'3 x 12'1

Sash window to side aspect, carpeted, coved ceiling, electric wall mounted heater. Door to:

En-Suite Bathroom

12'5 x 7'4

Two windows to rear aspect. Modern three piece suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, tiled flooring.

Utility Room

13'7 x 10'1

Double glazed French doors to rear giving access to the garden, appliance space and plumbing for washing machine and separate dryer, sink unit with mixer tap inset into square edge worksurfaces, fitted storage cupboard,

Externally

Rear Garden

The property benefits from a great size rear garden which has been mainly laid with shingle providing easy maintenance, rear gates giving access to Oxford Terrace which also provided off street parking for several vehicles.













OFF
YOU
FUCK











Property Details

5 Bedrooms
2 Bathrooms
3 Reception Rooms
House - Terraced

Approx. sq ft
EPC band: C
Tenure: Freehold
Council Tax Band:

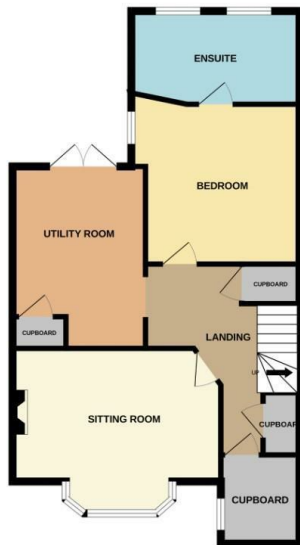
£995,000

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BASEMENT
679 sq.ft. approx.



1ST FLOOR
701 sq.ft. approx.

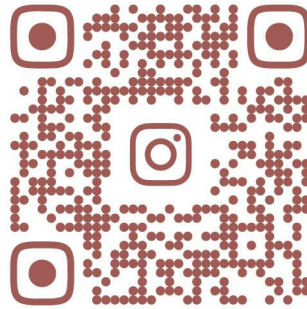


2ND FLOOR
642 sq.ft. approx.



TOTAL FLOOR AREA : 2022 sq.ft. approx.
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home.



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