



Beaufort Street, Southend-On-Sea  
Offers Over £325,000

home.

# 34 Beaufort Street

## Southend-On-Sea

### SS2 4NH



- Two Bedroom Character House
- Beautifully Maintained
- Lounge & Separate Dining Room
- Modern Fitted Kitchen Overlooking The Rear Garden
- Well Tended Rear Garden
- Within Easy Reach Of Southchurch Road Shopping
- Southend Victoria & Southend East Railway Stations Are Close At Hand

#### 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 very excited to offer for sale this two bedroom character house which has been beautifully maintained and boasts a lounge with separate dining room as well as a modern fitted kitchen overlooking the rear garden.

The accommodation comprises; entrance hall, lounge, separate dining room and a modern fitted kitchen, whilst to the first floor there are two double bedrooms and a spacious three piece bathroom.

Externally the property boasts a well tended rear garden.



Located on Beaufort Street in the heart of Southend On Sea, this charming property is within easy reach of Southchurch Road and its array of shopping facilities along with local bus routes and both Southend Victoria & Southend East railway stations also being close at hand.



#### Accommodation Comprises

Part double glazed entrance door leading to:

#### Entrance Hall

12'8 x 5'4

Double glazed lead light obscure window to front aspect, exposed and varnished floorboards throughout, stairs leading to first floor accommodation with understairs storage cupboard, smooth plastered ceiling. Door to:

#### Dining Room

16'7 x 11'4

Double glazed window to rear aspect, continuation of exposed and varnished floorboards, coved to smooth plastered ceiling with ceiling rose, feature exposed brick work to one wall, radiator, open plan to lounge and access to kitchen.

#### Lounge

14'1 x 10'8

Double glazed bay window to front aspect, continuation of exposed and varnished floorboards, exposed brick work to chimney with tiled hearth, coved cornice to smooth plastered ceiling with central ceiling rose, radiator.

## Kitchen

11'1 x 7'9

Double glazed windows to both rear and side aspects with further door to side giving access to the garden. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, dishwasher and further recess for fridge freezer, smooth plastered ceiling with inset spot lighting, tiled flooring, radiator.

## First Floor Landing

Carpeted, smooth plastered ceiling. Doors to:

## Bedroom One

16'9 x 13'1 into bay

Double glazed bay window to front aspect and further double glazed window to front, exposed and varnished floorboards, smooth plastered ceiling, picture rail, radiator.

## Bedroom Two

11'5 x 9'1

Double glazed window to rear aspect, exposed and varnished floorboards, smooth plastered ceiling with access to loft space, radiator.

## Bathroom

8'5 x 6'2

Double glazed obscure window to rear aspect. Modern three piece suite comprising; panelled bath with mixer tap and shower attachment with additional Rainfall

shower head over, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling with inset spot lighting, heated towel rail.

## Externally

## Rear Garden

The property benefits from a great size rear garden which commences with an extensive decked patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing and established borders, outside lighting, water tap, garden shed.





THE BEST HOMES IN THE NEIGHBOURHOOD

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GROUND FLOOR



1ST FLOOR



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
House - Terraced

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

£325,000

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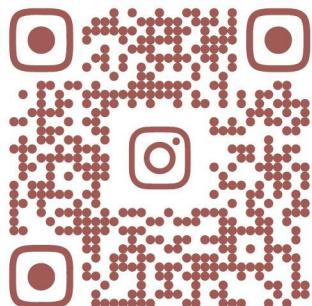
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