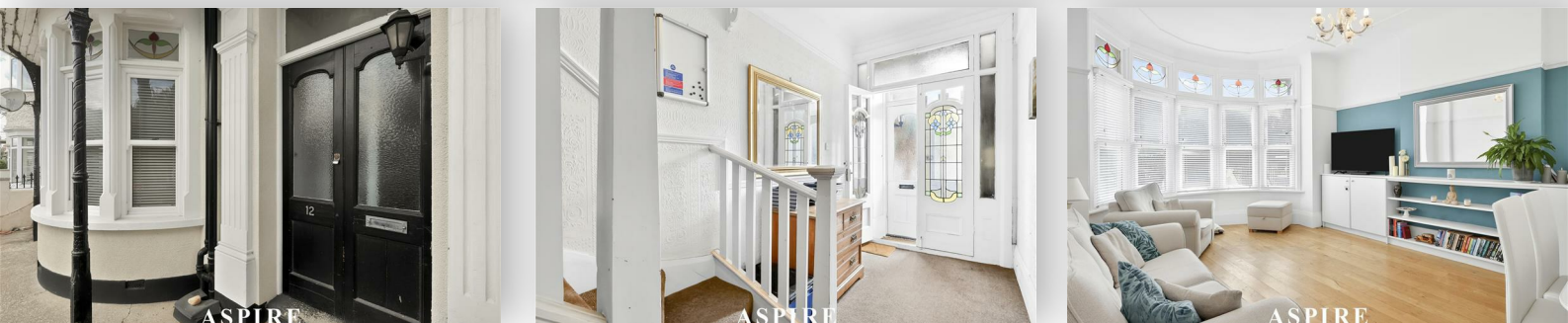


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Gloucester Terrace, Southend-On-Sea Offers in excess of £275 000

The property is entered via a communal entrance and immediately impresses with its high ceilings, picture rails and spacious proportions throughout. At the heart of the home is a stunning bay-fronted lounge and dining room, flooded with natural light and offering an inviting space to relax, entertain and unwind. Bespoke fitted storage further enhances both the practicality and character of the room.

The modern refitted kitchen has been thoughtfully designed and features quartz worktops, integrated appliances and ample storage, creating a stylish and functional space for everyday living.

There are two well-proportioned double bedrooms. The principal bedroom enjoys fitted wardrobes and French doors opening directly onto the rear garden, whilst the second double bedroom benefits from its own en-suite bathroom. A separate contemporary shower room serves the remainder of the accommodation, making this an ideal layout for both homeowners and visiting guests.

Externally, the property enjoys direct access to an impressive shared rear garden extending to approximately 80ft. Beautifully maintained and mainly laid to lawn, the garden provides a peaceful outdoor retreat with mature planting, patio areas and a useful storage shed. To the front, allocated parking provides added convenience.

Positioned within easy reach of Thorpe Bay Broadway, mainline railway station and Southend City Centre, the property offers excellent connectivity alongside a highly desirable coastal lifestyle. The home also falls within catchment for the highly regarded Thorpedene Primary School, Bournes Green Infant School, Bournes Green Junior School and Southchurch High School, making it an attractive option for a wide range of buyers.

Further benefits include gas central heating, a lease term of approximately 163 years remaining and attractive annual outgoings, making this a rare opportunity to acquire a spacious and characterful coastal home in an exceptional location.

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Entrance Hall

13'9" x 4'3" (4.21 x 1.32)

Living Room

19'1" x 13'6" (5.83 x 4.12)

Kitchen

9'0" x 8'9" (2.76 x 2.67)

Bathroom**Bedroom One**

12'4" x 10'11" (3.77 x 3.33)

Bedroom Two

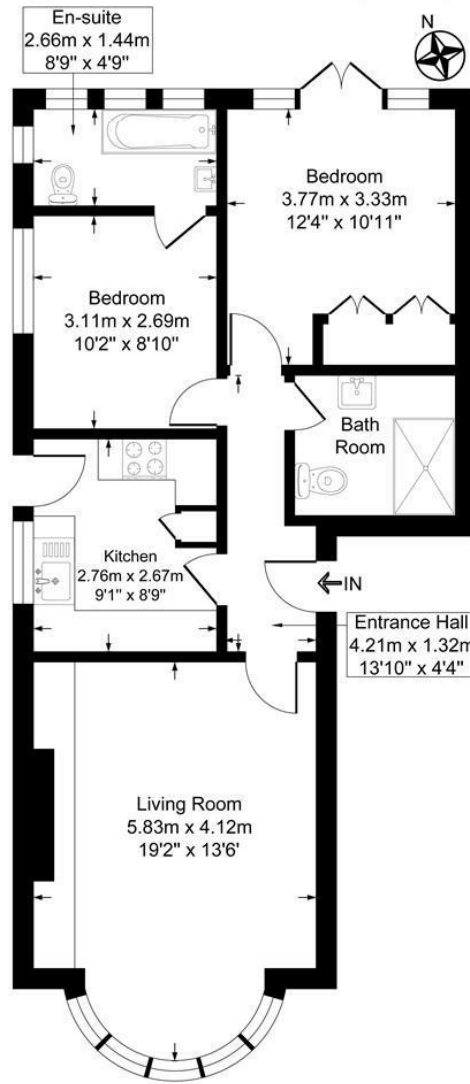
10'2" x 8'9" (3.11 x 2.69)

En-suite

8'8" x 4'8" (2.66 x 1.44)

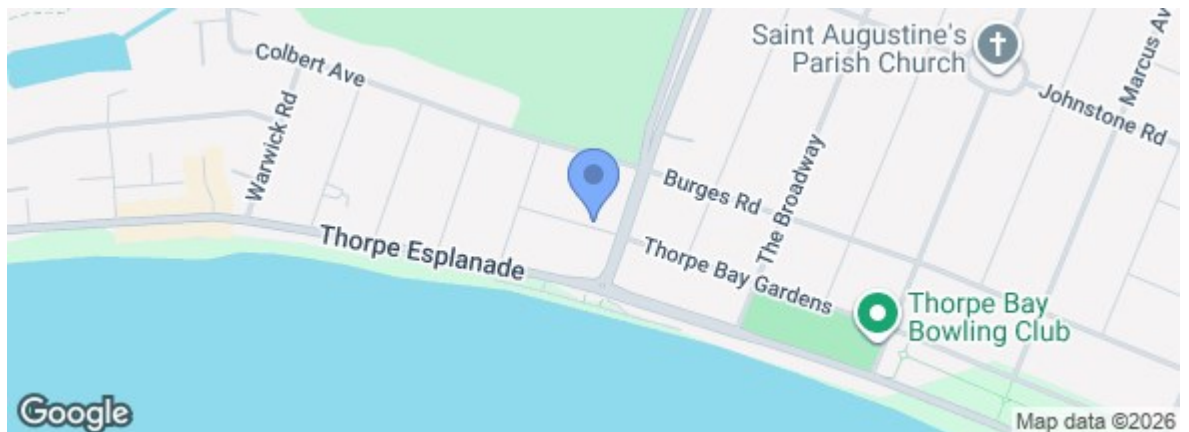
Gloucester Terrace

Approximate Gross Internal Floor Area = 66.8 sq m / 719 sq ft



Ground Floor

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 ₂) Rating			
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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