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today on 01268 777400



## Cornworthy, Southend-On-Sea Guide price £400,000

\*\*\* GUIDE PRICE £400,000 - £425,000 \*\*\*

**VIEWING EVENT ON 23RD MAY** - Aspire are pleased to present this beautifully extended three-bedroom end of terrace home, ideally positioned on the sought-after Shoeburyness and Thorpe Bay borders. Newly decorated throughout and offering bright, well-balanced accommodation, this property is perfectly suited to first-time buyers, growing families and commuters alike.

The ground floor offers a welcoming entrance hall, useful cloakroom/WC, a modern fitted kitchen/breakfast room with underfloor heating, and a generous lounge leading through to a stunning dining room. The dining space is a real highlight of the home, featuring a vaulted ceiling, skylight windows and bi-folding doors opening directly onto the rear garden, creating a fantastic space for everyday living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms and a modern four-piece family bathroom, complete with both bath and separate shower.

Externally, the home benefits from a south-facing rear garden, recently enhanced with new fencing and designed for low maintenance with both patio and lawn areas. The garden also benefits from outside power and lighting, making it ideal for summer evenings, entertaining or family use. There is gated side access and a garage located to the rear, complete with power and lighting.

Further benefits include gas central heating, with new heating pipes, radiators and boiler installed approximately three years ago, along with windows and doors fitted approximately six years ago.

The location is another key selling point, with Thorpe Bay Broadway, Thorpe Bay station, the seafront and local beaches all within easy reach. The home is also well placed for popular Shoeburyness schools, Southend High Schools, local parks, leisure facilities and transport links.

A fantastic opportunity in a highly convenient and desirable location, early viewing is highly recommended.

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### **Hallway**

Accessed via a timber front door, this spacious entrance hall offers a welcoming first impression. Stairs rise to the first floor, with a double glazed window to the front incorporating a built-in seating area with storage beneath. Features include a radiator, tiled flooring, and an understairs recess ideal for use as a study space. Doors provide access to the cloakroom, lounge and kitchen/breakfast room.

### **Kitchen / Breakfast Room**

12'5" x 11'4" (3.80 x 3.46)

A modern and well-appointed space fitted with a range of white wall and base units with square edged work surfaces. Features include an inset sink with mixer tap, four ring gas hob with griddle and extractor above, integrated fridge freezer, and space for a washing machine. The wall mounted combination boiler has been installed approximately 2–3 years ago. The room also benefits from tiled flooring with underfloor heating, inset ceiling lighting, a breakfast bar area, radiator, and a double glazed window to the front.

### **Lounge**

17'7" x 13'3" (5.36 x 4.06)

A generously sized reception room featuring a double glazed window and door to the side aspect, allowing for natural light. The room is finished with laminate style flooring, two radiators, and decorative coving to the ceiling. Part glazed double doors lead through to the dining room.

### **Dining Room**

16'6" x 8'1" (5.05 x 2.47)

A bright and impressive space with a vaulted ceiling, inset lighting and skylight windows, creating a light-filled environment. Bi-fold doors span the rear, opening onto the garden and providing an ideal space for entertaining. Finished with laminate style flooring and a radiator.

### **Downstairs W/C**

Fitted with a concealed cistern low level WC and a raised wash hand basin. The room benefits from tiled flooring, a radiator, and an obscure double glazed window to the front.

### **Bedroom One**

13'6" x 11'7" (4.12 x 3.54)

A comfortable double bedroom positioned to the rear, featuring a double glazed window, radiator, and a smooth ceiling with coving.

### **Bedroom Two**

12'9" x 11'7" (3.89 x 3.54)

A well-proportioned bedroom to the front, with a double glazed window, radiator, and decorative coving.

### **Bedroom Three**

9'2" x 7'6" (2.80 x 2.31)

A good-sized third bedroom overlooking the rear, with a double glazed window, radiator, and smooth ceiling with coving.

### **Family Bathroom**

8'2" x 5'10" (2.51 x 1.79)

Fitted with a modern four-piece suite comprising a bath with mixer tap, separate shower cubicle, low level WC, and raised wash hand basin. Additional features include a heated towel rail, inset ceiling lighting, and an obscure double glazed window to the front.

### **Garden**

A south-facing garden commencing with a large paved seating area, ideal for outdoor dining, with the remainder laid to lawn. The garden also benefits from gated side access and a personal door leading into the garage.

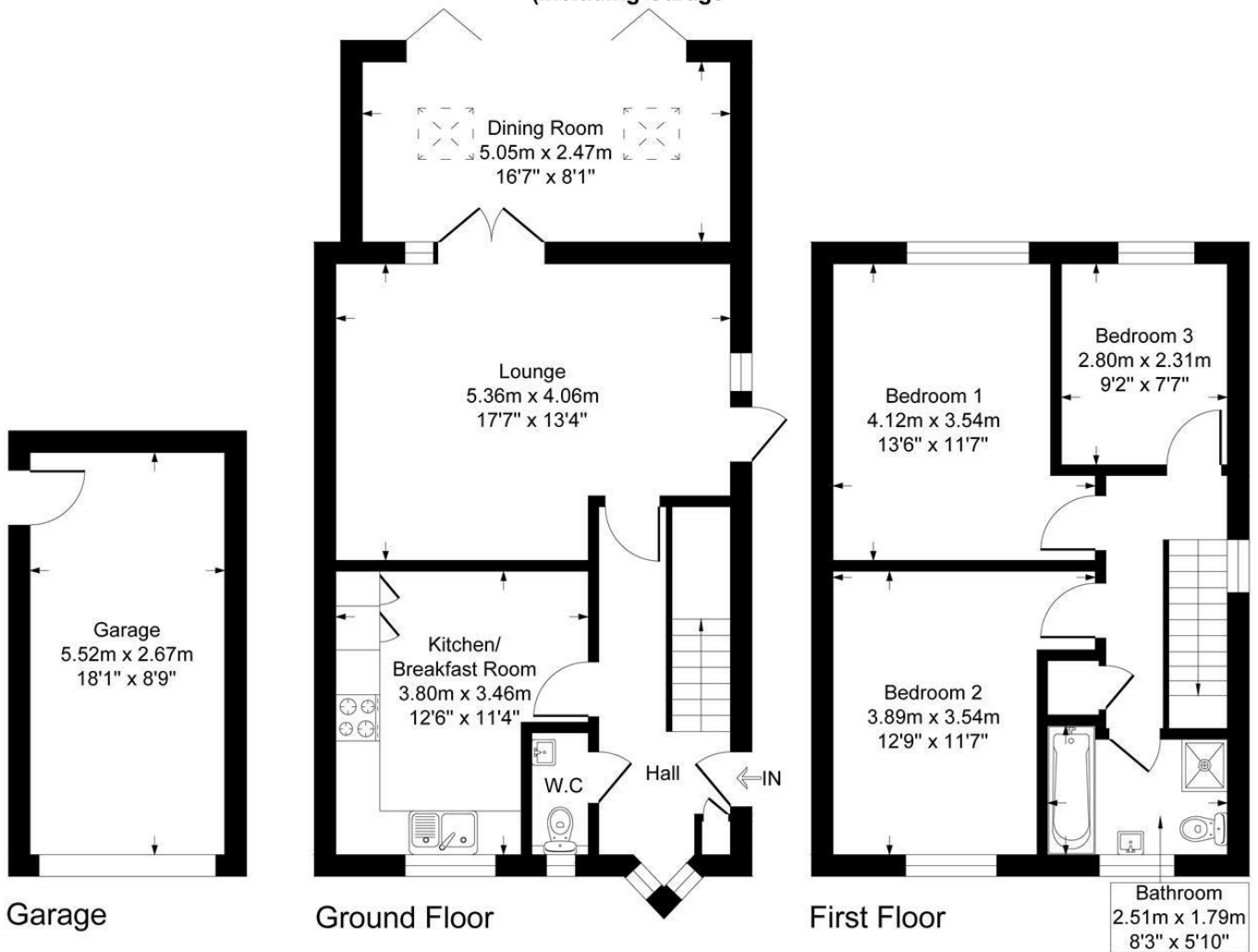
### **Garage**

18'1" x 8'9" (5.52 x 2.67)

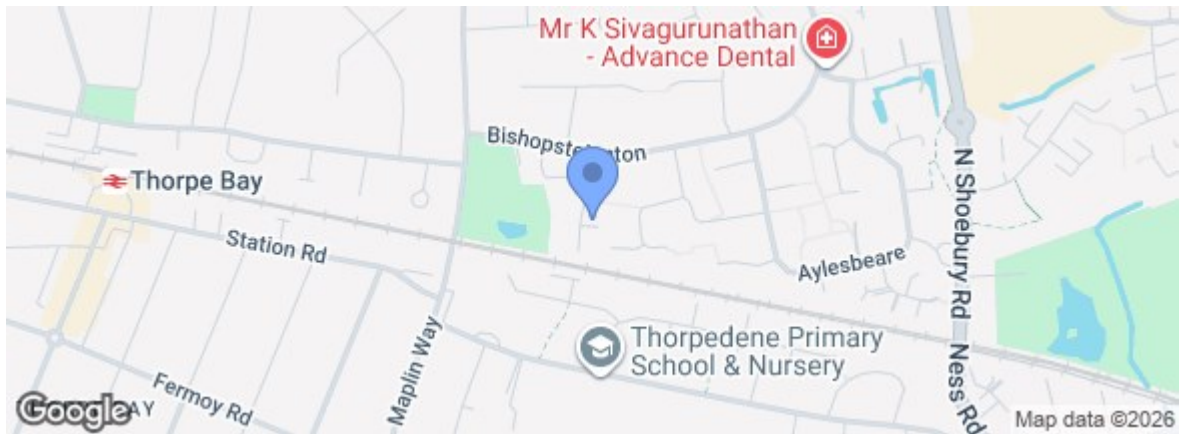
A good-sized garage fitted with an up and over door, with power and lighting connected, and a personal access door to the side.

# Cornworthy

Approximate Gross Internal Floor Area = 116.1 sq m / 1250 sq ft  
(Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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	



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