

**To arrange a viewing contact us
today on 01268 777400**



Northumberland Crescent, Southend-On-Sea Guide price £575 000

Guide Price £575,000 - £600,000.

This extended and modernised three/four bedroom semi-detached home is located directly opposite Southchurch Park and within easy walking distance of the seafront. Offering spacious and flexible living accommodation, the property is ideal for families seeking a well-presented home in a sought-after location.

The ground floor includes a bright, open-plan family room housing the Kitchen, Dining and Sitting area, an additional reception room that could serve as a fourth bedroom or study, Utility room and Ground Floor W/C. Upstairs there are three good-sized bedrooms and a modern family bathroom.

Further benefits include off-street parking for two cars, an substantial private garden, and close proximity to local amenities, schools, and transport links. This is a great opportunity to purchase a ready-to-move-into property in a prime Southchurch location.

Additional Garden available by separate negotiation.

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Entrance Hall

18'02 x 6'11 (5.54m x 2.11m)

Family Room

26'00 x 20'00 (7.92m x 6.10m)

Lounge/Bedroom

18'03 x 11'04 (5.56m x 3.45m)

Utility Room

6'03 x 8'05 (1.91m x 2.57m)

W/C

Landing

9'05 x 8'00 (2.87m x 2.44m)

Bedroom One

18'04 x 11'04 (5.59m x 3.45m)

Bedroom Two

13'10 x 11'06 (4.22m x 3.51m)

Bedroom Three

11'02 x 6'11 (3.40m x 2.11m)

Bathroom

Rear Garden

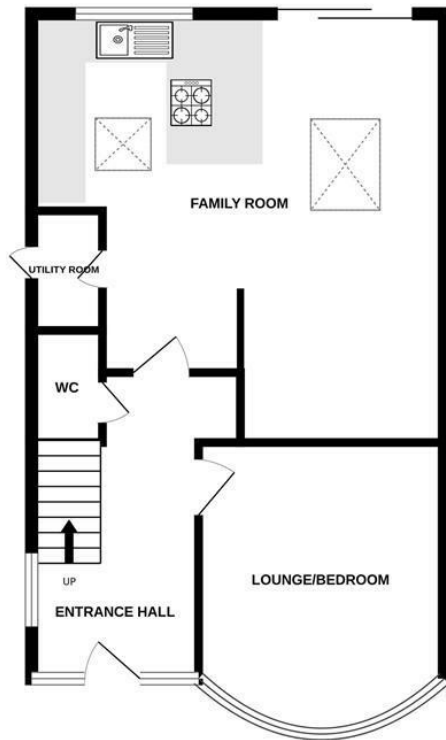
Driveway

Additional Garden

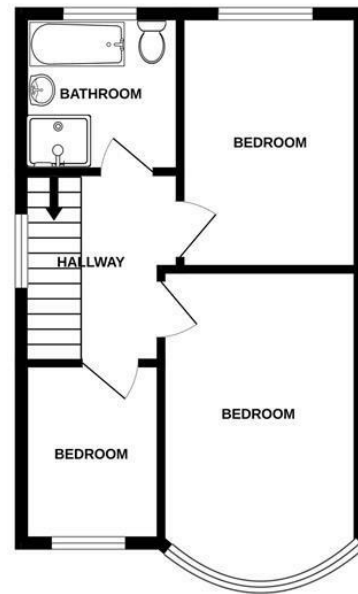
Available by separate negotiation.



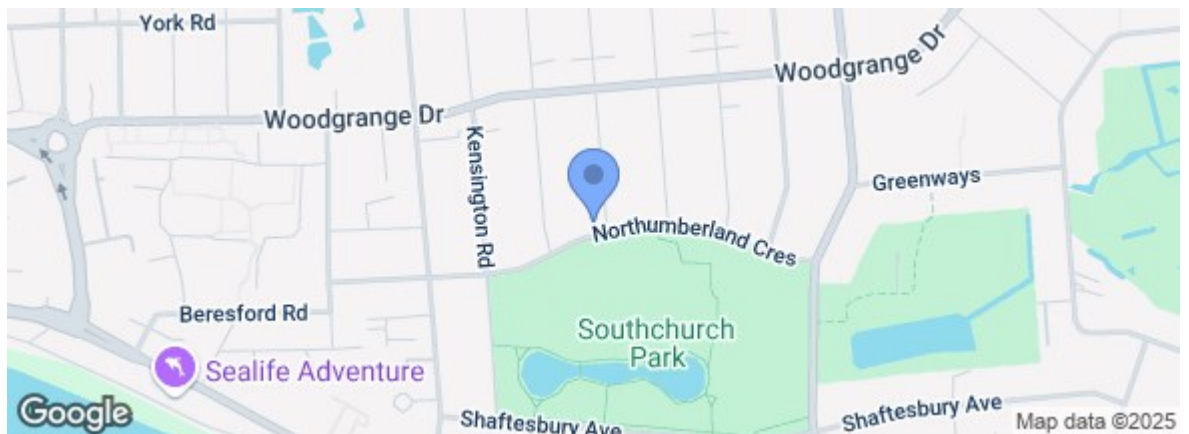
GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	Current Potential
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	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.