

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



## **Poynings Avenue, Southend-On-Sea Guide price £600,000**

Aspire are pleased to present this substantial six-bedroom semi-detached home, occupying a generous corner plot on the highly sought-after Wick Estate. Offering over 2,100 sq ft of versatile accommodation, this exceptional home has been thoughtfully arranged for multi-generational living, making it ideal for large or extended families looking to live together whilst maintaining their own independent space.

The main home offers a welcoming entrance hall leading into a spacious bay-fronted lounge, a separate dining room perfect for entertaining, and a well-appointed kitchen. Upstairs are four generously sized bedrooms, including a superb principal bedroom with en-suite, alongside a modern family shower room. A converted loft room provides further flexible accommodation, ideal as a home office, playroom, hobbies room or occasional seventh bedroom.

A real standout feature is the fully functioning two-bedroom annex, complete with its own lounge, shower room, W.C. and private access to the rear garden. Whether accommodating elderly relatives, adult children or long-term guests, it provides the perfect balance of independence and togetherness, making this an outstanding opportunity for multi-generational living.

Outside, the property enjoys a wrap-around, unoverlooked rear garden, offering plenty of space for family gatherings and outdoor entertaining. To the front is ample off-street parking for several vehicles, along with an attached garage.

Situated within one of Southend's most desirable residential locations, the property is close to excellent schools, local amenities and parks, whilst offering easy access to both the A13 and A127, making commuting across Essex and into London straightforward.

Homes offering this level of space, flexibility and potential for multi-generational living are rarely available, making this a fantastic opportunity for families looking for their forever home.

## **Entrance Hall**

## **Dining Room**

16'0" x 12'0" (4.89 x 3.66)

## **Living Room**

18'0" x 10'5" (5.50 x 3.20)

## **Annex Bedroom One / Reception Room**

11'9" x 8'11" (3.60 x 2.74)

## **Annex Shower Room**

8'6" x 4'11" (2.61 x 1.52)

## **Annex Bedroom Two / Office**

7'8" x 7'4" (2.36 x 2.25)

## **Annex W/C**

## **Lounge / Bedroom 7**

18'11" x 15'10" (5.77 x 4.83)

## **Kitchen**

14'7" x 9'4" (4.45 x 2.85)

## **Bedroom One**

16'3" x 12'0" (4.96 x 3.66)

## **En-suite**

7'1" x 4'9" (2.16 x 1.45)

## **Bedroom Two**

10'9" x 10'7" (3.28 x 3.25)

## **Bedroom Three**

8'4" x 7'10" (2.56 x 2.41)

## **Bedroom Four**

10'11" x 10'3" (3.348 x 3.14)

## **Family Bathroom**

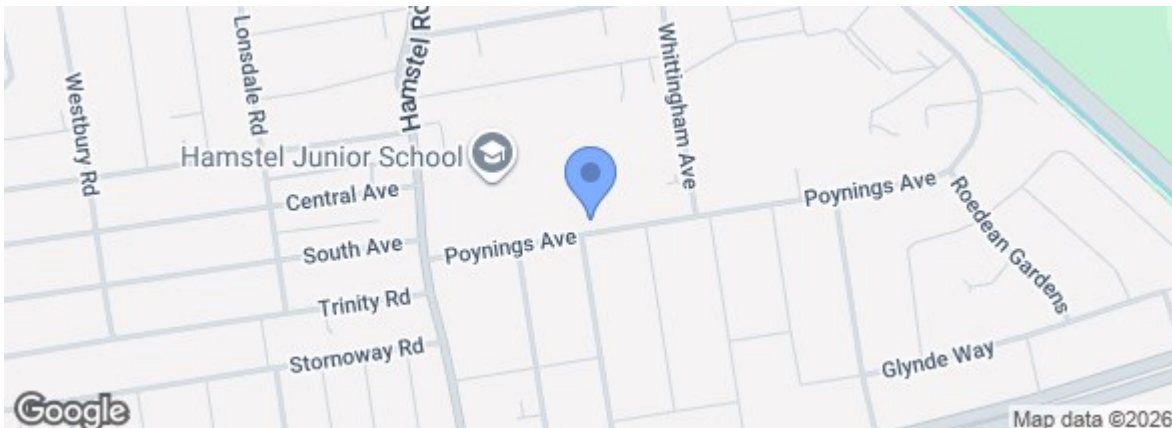
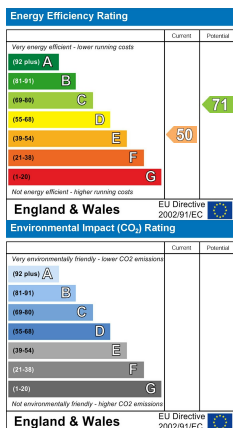
## **Loft Room**

13'11" x 12'9" (4.26 x 3.89)

## **Garden**

## **Garage**

11'9" x 8'4" (3.60 x 2.55)



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.