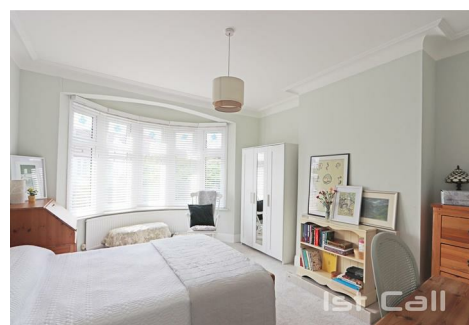


Ist Call

SALES AND LETTINGS



Brunswick Road, Southend-on-Sea, SS1 2UJ

Offers Over £440,000

Discover this extended characterful three-bedroom family property which combines comfortable living with excellent convenience, being just moments from Southchurch Park, Southend East railway station, and the stunning seafront. The ground floor welcomes you with a generous hallway providing access to the bright and spacious front lounge as well as the impressive 24'3" lounge/diner - perfect for both relaxed family time and entertaining guests, whilst the kitchen completes the downstairs living space. Upstairs reveals three well-proportioned bedrooms, a modern family bathroom as well as the added convenience of a separate W.C. Outside, you'll appreciate the private rear garden, a secluded retreat for outdoor relaxation and family activities whilst the property also benefits from off-street parking, a valuable asset in this sought-after area. Situated within the priority catchment for the highly regarded Thorpe Greenways School makes this an ideal choice for young families and the property provides excellent potential to create the perfect family home in a location that truly offers the best of both worlds - peaceful residential living with outstanding transport links and amenities on your doorstep. An internal viewing is essential to fully appreciate all this wonderful home has to offer.

Accommodation Comprising

Recessed part glazed front door leading to...

Entrance Hall



Radiator, staircase to first floor, understairs storage cupboard, engineered oak flooring, picture rail, coved ceiling with ceiling rose, doors off to...

Lounge 16'4" into bay x 13'1" (4.98 into bay x 3.99)



Large double glazed bay window to front, radiator, feature stone fireplace with inset gas fire, engineered oak wood flooring, coved ceiling with ceiling rose...

Kitchen 10'6" x 8'7" (3.20 x 2.62)



Range of fitted base units with solid white work surfaces over, inset butler sink, integrated stainless steel gas hob with oven below and concealed extractor hood over, integrated slimline dishwasher, space and plumbing for washing machine, matching wall mounted units, tiled splashbacks and flooring, large pantry cupboard with window to side, window and part glazed door to garden...

Lounge/ Diner 24'3" x 10'4" < 9'4" (7.39 x 3.15 < 2.84)



Double glazed french doors to rear garden, two radiators, engineered oak wood flooring, coved ceiling...



Bedroom 1 16'10" into bay x 12'5" (5.13 into bay x 3.78)



Large double glazed bay window to front, radiator, feature tiled fireplace with matching hearth, coved ceiling...

Bedroom 2 13'10" x 10'6" (4.22 x 3.20)



First Floor Landing



Double glazed window to rear, radiator, built in storage cupboard, picture rail...

Bedroom 3 9'4" x 6'10" (2.84 x 2.08)

Loft access, dado and picture rails, doors off to...



Double glazed oriel bay window to front, radiator...

Bathroom 10'7" x 5'9" (3.23 x 1.75)



Modern white suite comprising panelled bath, separate enclosed shower cubicle, pedestal wash hand basin, heated towel rail, electric shaver point, tiled splashbacks and flooring, obscure double glazed window to rear...

Separate W.C.

Low level W.C., obscure double glazed window to rear...

Externally

Front Garden

Providing off street parking...

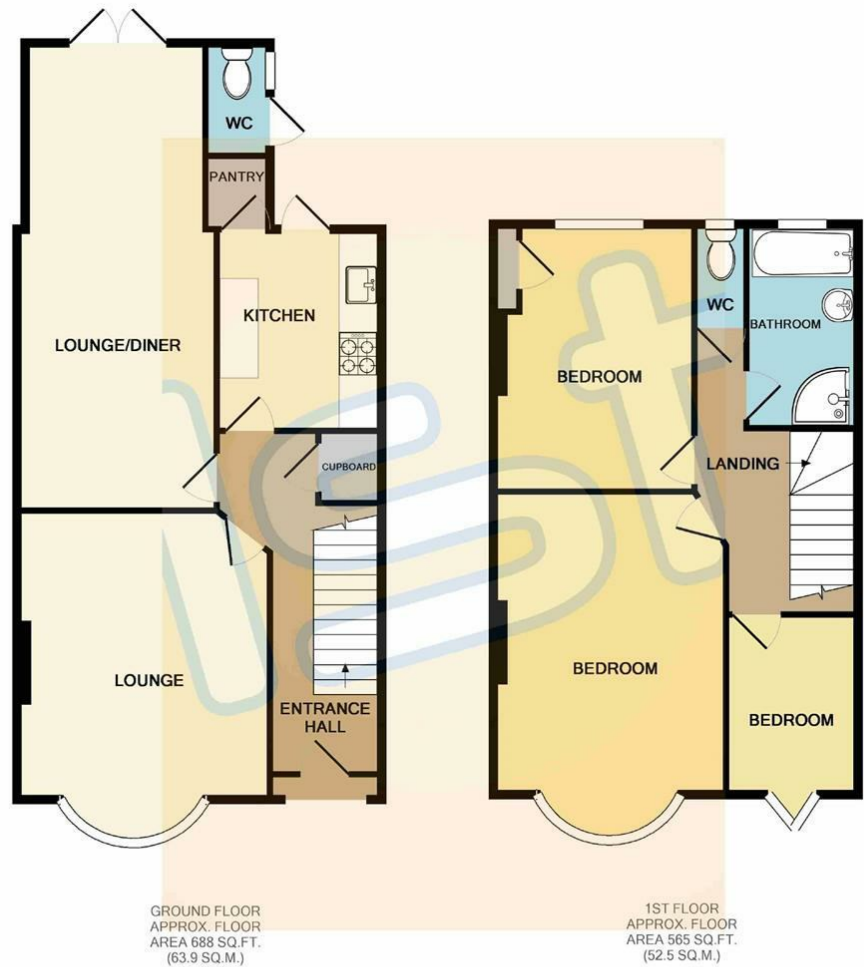
Rear Garden



Approx. 65' in depth, mostly laid to lawn with established flower/ shrub borders, large storage shed, door to outside W.C also housing gas central heating & hot water boiler, gate providing side access to front of property...



Floor Plan

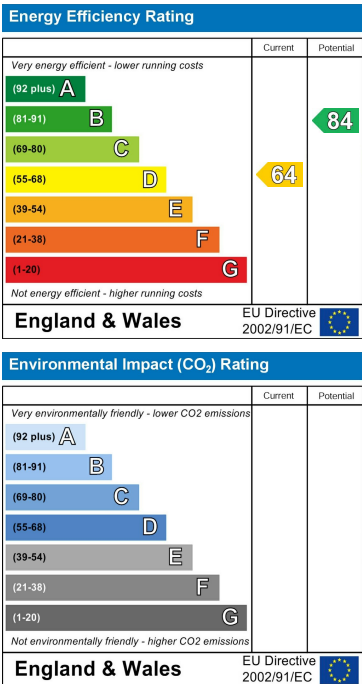


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph



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