

# 1st Call

## SALES AND LETTINGS



**Ambleside Drive, Southend-On-Sea, SS1 2UF**

**Offers Over £490,000**

This stunning three-bedroom family home offers an exceptional blend of style, comfort, and prime coastal location, beautifully upgraded throughout by the current owners to an impressive standard. The thoughtfully designed layout maximizes both space and natural light. The open-plan kitchen and dining area serves as the vibrant heart of the home - perfect for modern family living and entertaining. The property comprises two spacious double bedrooms plus a generous third bedroom, offering flexible accommodation for growing families.

The standout feature is undoubtedly the master bedroom, which enjoys beautiful uninterrupted views towards the estuary with no properties directly behind to compromise these spectacular vistas. The south-facing rear garden is a genuine highlight, providing a peaceful sanctuary featuring mature trees and shrubs that create a lush, established feel. The sun-drenched decking area is perfectly positioned to capture natural light throughout the day, making it ideal for al fresco dining and outdoor entertaining.

Off-street parking for two vehicles on the private driveway, plus a garage with convenient pedestrian rear access and vehicle access via Huntingdon Road, ensure excellent storage and parking solutions. Situated in the highly sought-after Thorpe Ward/Southchurch Park area, this beautifully presented home offers unparalleled convenience with just a 4 minute walk to Southend East rail station for effortless commuting, a 10 minute stroll to the seafront and popular dining destinations including both the Roslin Hotel and Billy Hundreds as well as being within catchment for the highly regarded Greenways School.

This exceptional property truly delivers the very best of coastal family living, combining spectacular views, quality accommodation, and an enviable location.

## Accommodation Comprising

Solid oak front door with original coloured lead lite windows to either side leading to...

### Entrance Hall



Victorian style column radiator, staircase to first floor, oak parquet herringbone wood block flooring, smooth plastered coved ceiling, doors off to...



### Cloakroom

White suite comprising low level W.C., vanity wash hand basin, tiled splashbacks, smooth plastered ceiling, double glazed window to side...

## Lounge 14'2 x 13'5 (4.32m x 4.09m)



Double glazed bay window to front with fitted shutters, radiator, feature cast iron fireplace with inset gas fire, timber surround and slate hearth, smooth plastered coved ceiling with ceiling rose...



## Open Plan Kitchen/ Dining Room 20'9<11'4 x 14'4<7'2 (6.32m<3.45m x 4.37m<2.18m)



### Dining Area



Double glazed bay window to rear with door to garden, feature vertical radiator, fireplace opening with timber mantle, feature shelving to alcoves, distressed look wooden flooring, smooth plastered coved ceiling, opening to...



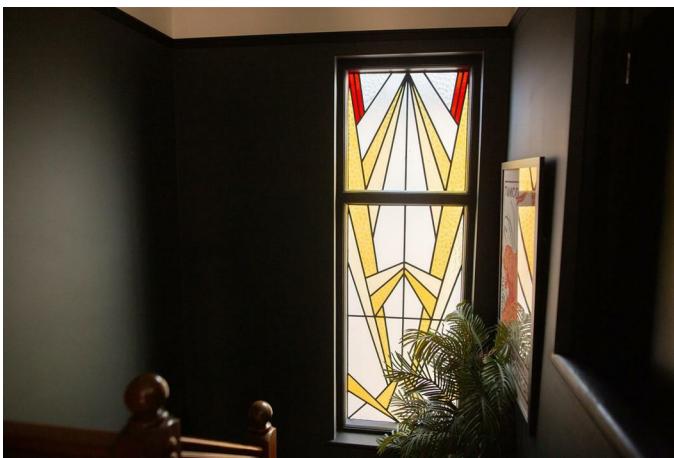
### Kitchen Area



Range of modern fitted base units with complementing roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with extractor canopy above, separate integrated eye level double oven, integrated fridge/ freezer and washing machine, matching range of wall mounted units, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, double glazed window to rear...



## First Floor Landing



Original feature coloured lead lite window to side, built in storage cupboard housing gas combination central heating & hot water boiler, smooth plastered coved ceiling with loft access, doors off to...

## Bedroom 1 14'7 x 12'3 (44.81m x 3.73m)



Double glazed bay window to rear overlooking gardens and offering uninterrupted views towards the estuary, radiator, smooth plastered ceiling...



## Bedroom 2 13'7 x 11'9 (4.14m x 3.58m)



Double glazed bay window to front with fitted shutters, radiator, smooth plastered ceiling...

## Bedroom 3 9'1 x 8'10 (2.77m x 2.69m)

Double glazed window to front with fitted shutters, radiator, smooth plastered ceiling...

## Bathroom



Fully tiled family bathroom with modern white suite comprising panelled 'L' shaped shower bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, tiled flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...



## Rear Garden



Approx. 75' south facing rear garden comprising large raised timber decked patio area, remainder mostly laid to lawn with established flower/ shrub borders, outside tap, gate providing side access, personal door to...

## Detached Garage

Accessed via service road from Huntingdon Road, power & light connected...

## Externally

### Front Garden

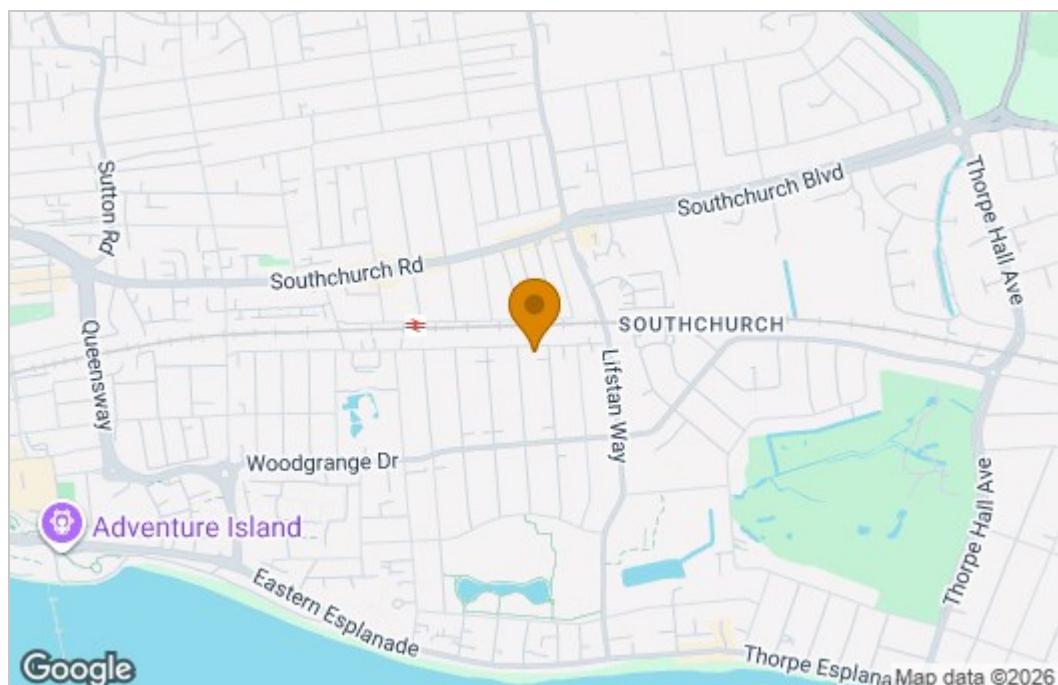
Block paved providing off street parking for two vehicles...

## Floor Plan

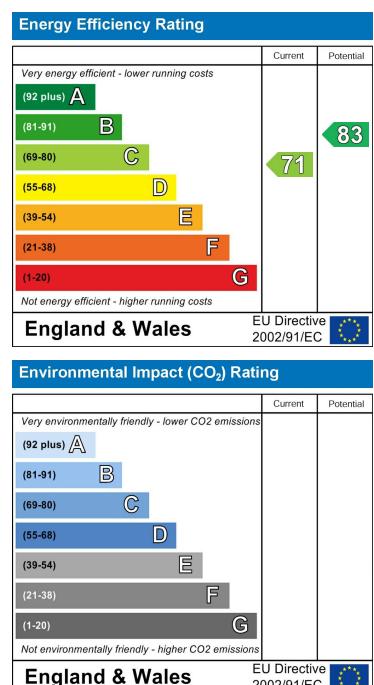


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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