1st Call
SALES AND LETTINGS









Ambleside Drive, Southend-On-Sea, SS1 2UN

Offers Over £400,000 - Freehold

Spacious 4-bed semi in Greenways catchment! Lounge, dining room, modern kitchen, 4 beds, south facing garden, garage. Near station, park & seafront. Needs updating but great potential and no chain!

Situated in a fantastic location close to Southend East railway station, Southchurch Park, and the stunning seafront, this spacious four-bedroom semi-detached family home offers exceptional potential. The property falls within the highly desirable Greenways school catchment, making it particularly attractive to the young family market. Offered with no onward chain for a seamless purchase, the property requires some general modernisation, presenting an excellent opportunity to add value and create your dream family home. The ground floor features a comfortable lounge and separate dining room offering flexible living arrangements, plus a modern fitted kitchen and convenient cloakroom.

Upstairs, four well-proportioned bedrooms provide generous accommodation for growing families, complemented by a contemporary fitted shower room with modern fixtures. The property benefits from predominantly double-glazed windows and gas central heating. The south-facing rear garden captures beautiful natural light throughout the day, creating a delightful outdoor space for family activities and entertaining. A shared driveway provides convenient access to a garage for secure parking and storage.

This represents an ideal opportunity for families seeking a spacious home in a prime location with excellent schools, amenities on the doorstep. We strongly recommend viewing to appreciate the scale and potential this wonderful property offers.

Accommodation Comprising

Open porch with composite double glazed front door providing access to...

Entrance Hall



Radiator, staircase to first floor with understairs storage cupboards, doors off to...



Lounge 15'4 into bay x 13'8 (4.67m into bay x 4.17m)



Double glazed bay window to front, radiator, feature corner tiled fireplace with matching hearth, coved ceiling with ceiling rose...



Dining Room 13' x 12'4 (3.96m x 3.76m)



Large double glazed window to rear, radiator, corner fireplace with inset gas fire and also serving as back boiler system for the central heating & hot water system...



Kitchen 10' x 8'2 (3.05m x 2.49m)

Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, electric cooker with extractor hood over, space and plumbing for washing machine and slimline dishwasher, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, smooth plastered ceiling

with inset spotlights, double glazed door and window to...




uPVC Lobby
Double glazed door to garden and window to side, door to...

W.C.



White low level W.C., corner wall mounted wash hand basin, tiled splashbacks, wall mounted electric fan heater, window to rear...

First Floor Landing
Built in storage cupboard, doors off to...

Bedroom 1 13'9 into bay x 12'6 (4.19m into bay x 3.81m)



Double glazed bay window to front, radiator, feature cast iron fireplace, smooth plastered ceiling...



Bedroom 2 12'8 x 9'2 (3.86m x 2.79m)



Double glazed window to rear, radiator, fitted storage cupboard...

Bedroom 3 9'11 x 7'10 (3.02m x 2.39m)
Double glazed window to rear, radiator, smooth plastered ceiling...

Bedroom 4 8'6 x 8' (2.59m x 2.44m)



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

Shower Room 9'8 x 5'2 (2.95m x 1.57m)



Suite comprising large walk in glazed shower cubicle, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, smooth plastered ceiling with loft access, obscure glazed window to side...

Externally

Front Garden

Path to front door, bounded by brick wall with flower/ shrub borders, shared driveway to side providing access to...

Garage



With up & over door, personal door to garden...

Rear Garden



Approx. 50' in depth, south facing comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, glazed timber shed, personal door to garage...



Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally

enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

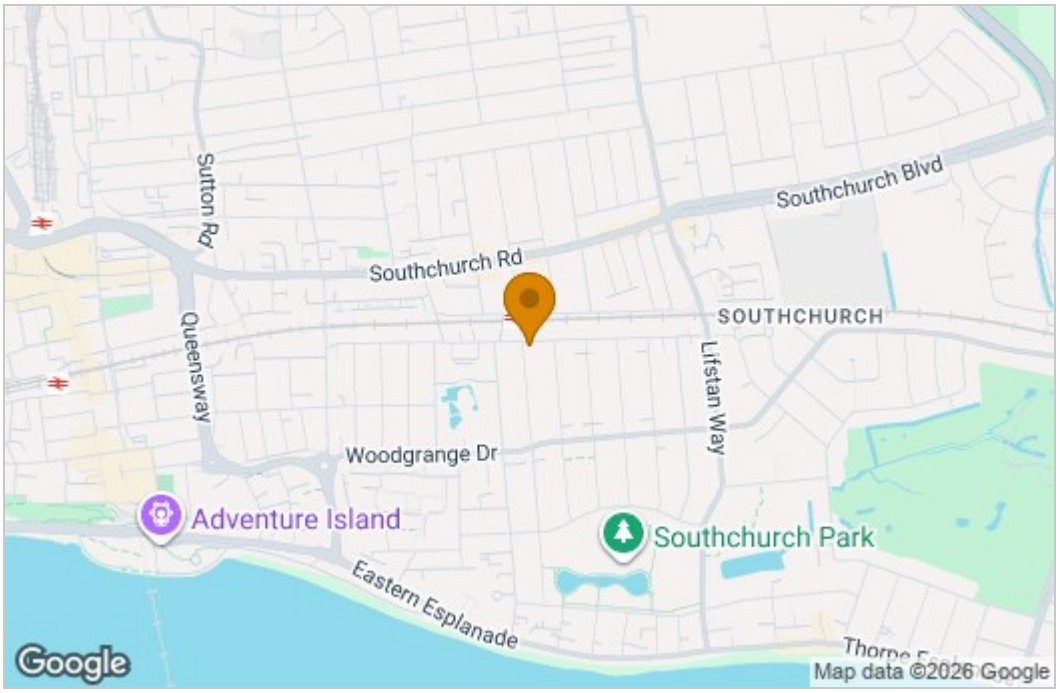
1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



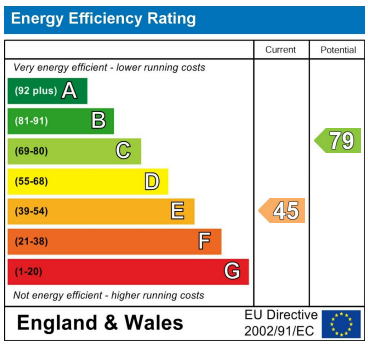
TOTAL FLOOR AREA : 1119 sq.ft. (103.9 sq.m.) approx.

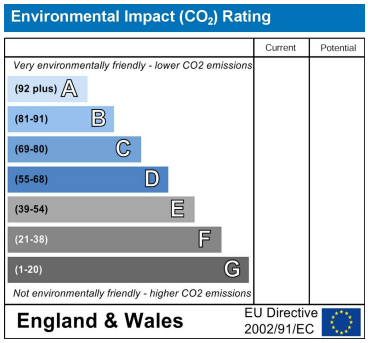
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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