

# Ist Call

## SALES AND LETTINGS



**Shaftesbury Avenue, Southend-On-Sea, SS1 2YN**

**£795,000**

### UNIQUE RESIDENTIAL FREEHOLD INVESTMENT OPPORTUNITY

A rare offering comprising two substantial adjacent freehold houses with exceptional development and conversion potential, commanding an enviable position directly overlooking Southchurch Park. These impressive freehold properties have been successfully combined and most recently operated as a Supported Living facility accommodating 12-13 rooms. The substantial combined accommodation now presents exciting opportunities for astute investors and developers.

Development Potential (Subject to Planning)  
The flexible nature of these large buildings offers multiple strategic options:

- Revert to two substantial individual family homes
- Continue as specialist accommodation facility
- Convert to multiple residential units
- Alternative residential or care-related uses

#### Prime Location

The property enjoys an exceptional setting with:

- Direct park views across Southchurch Park
- Seafront and beaches just a two-minute walk away
- Easy access to Southend East railway station for London connectivity
- Established residential area with strong rental and sales demand

#### External Features

- Front gardens predominantly hard-surfaced providing parking for up to 4 vehicles
- Rear gardens offering valuable amenity space
- Substantial plot with development potential

#### Investment Highlights

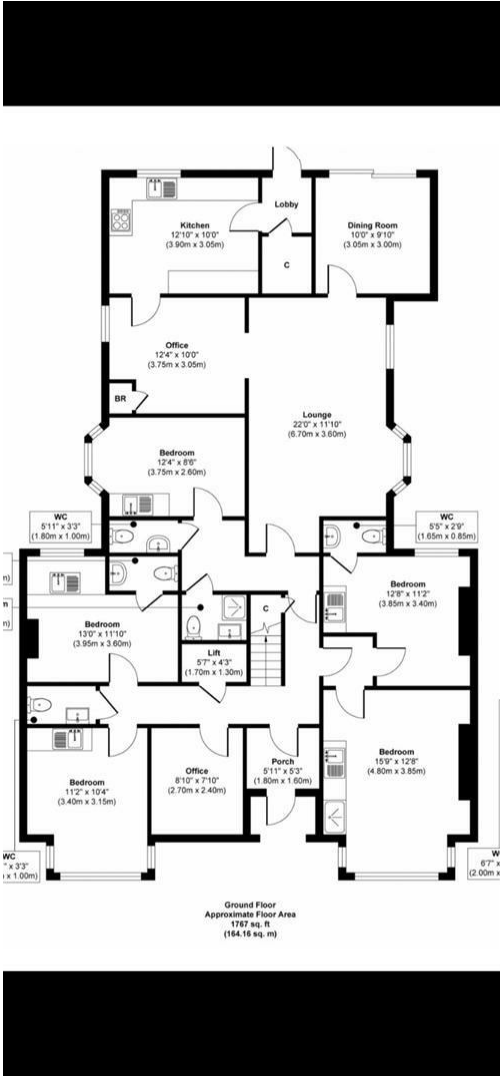
- Rare freehold investment opportunity
- Significant flexibility for multiple uses
- Prime location with park views and coastal proximity
- Strong transport connectivity
- Established commercial use with potential to maximize value

This represents an exceptional opportunity for investors, developers, or owner-occupiers seeking substantial space with multiple revenue or lifestyle options in one of Southend's most desirable locations.

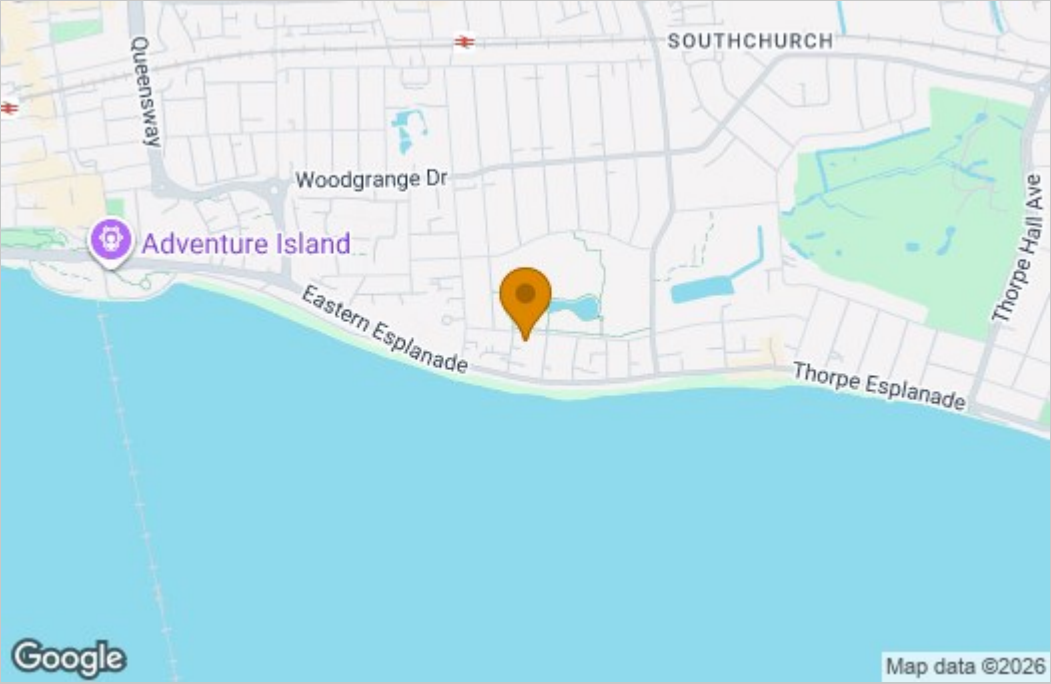
#### **Agents Note**

We understand that the Local Authority has already rejected an application for the property to be converted to an HMO...

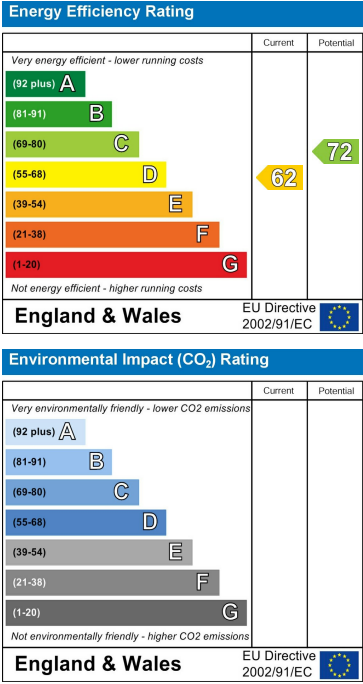
Floor Plan



Area Map



Energy Efficiency Graph



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