

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

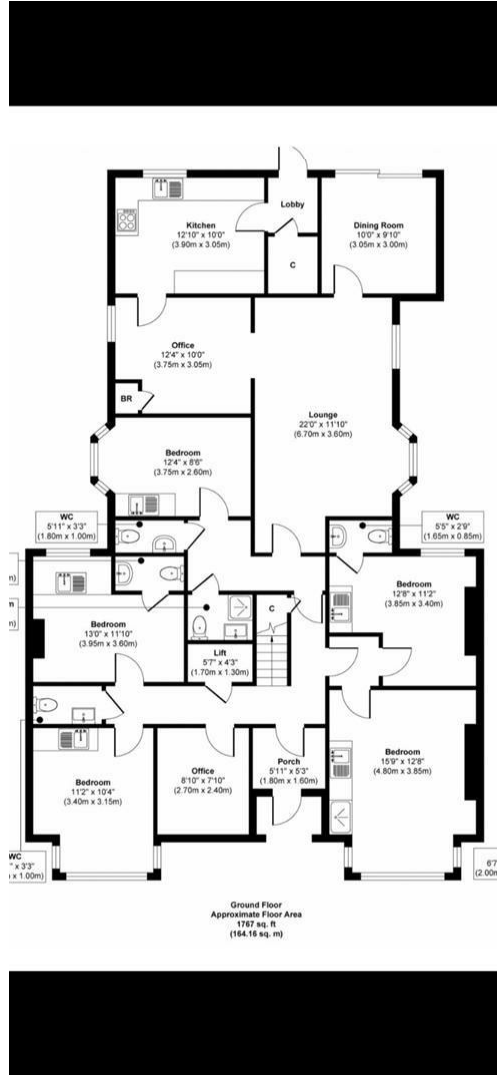
- Rare freehold investment opportunity
- Significant flexibility for multiple uses
- Prime location with park views and coastal proximity
- Strong transport connectivity
- Established commercial use with potential to maximize value

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.

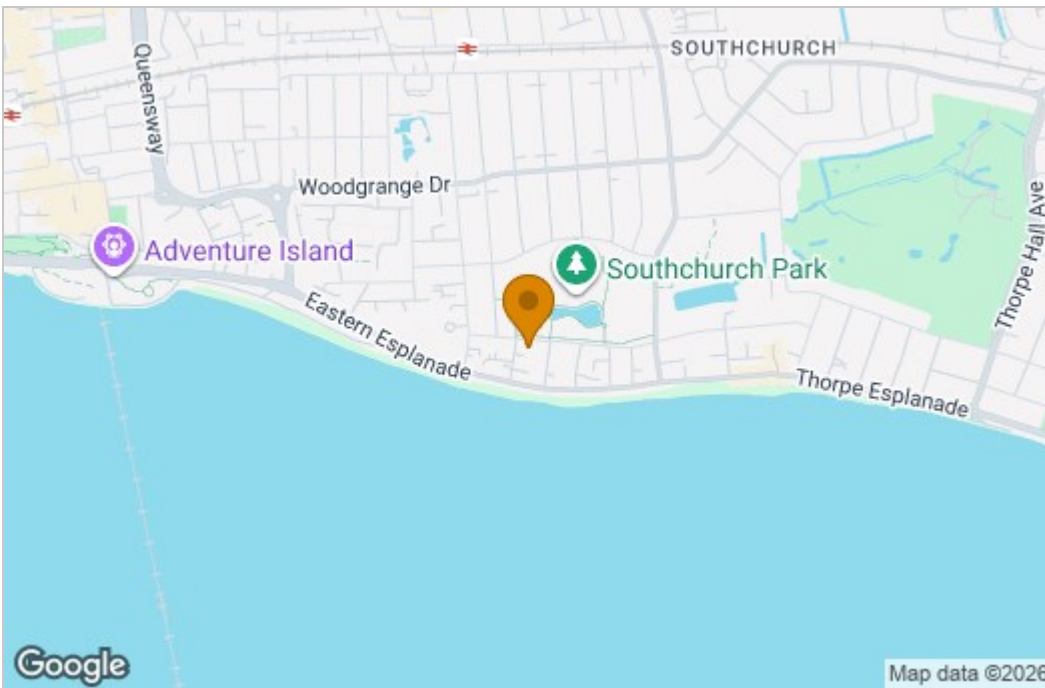
Agents Note

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

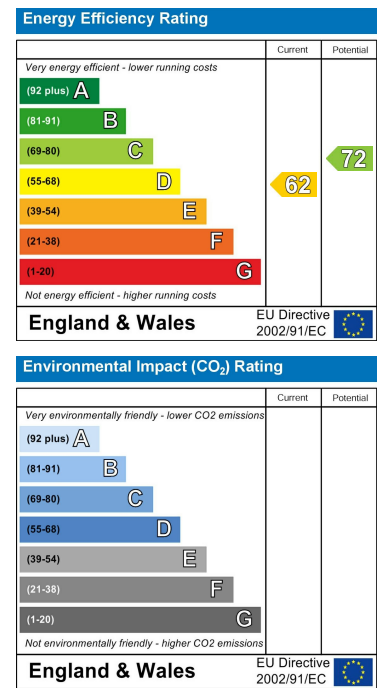
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.