1st Call
SALES AND LETTINGS

Marlborough Road, Southend-On-Sea, SS1 2UD

Offers Over £500,000 - Freehold

Situated in a highly sought-after turning, just yards from Southchurch Park and within easy reach of the seafront and Southend East railway station, this extended four-bedroom semi-detached family home offers an excellent opportunity for buyers looking to create their ideal home. Although the property would benefit from modernisation throughout, it provides spacious and versatile accommodation with significant scope to improve and extend further (subject to the necessary planning consents). The ground floor comprises a welcoming front lounge, a generous open-plan living, dining and family room to the rear which opens into the kitchen, a cloakroom, as well as a fourth bedroom, which could also be utilised as a home office or playroom. This area also offers excellent potential to create self-contained annexe accommodation by incorporating the attached garage, subject to any necessary consents. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate W.C. Externally, the property enjoys an approximately 75ft rear garden, off-street parking and an attached garage. Offering superb potential in a highly desirable location close to excellent schools, parks, transport links and the seafront, early viewing is strongly recommended to fully appreciate everything this property has to offer.

Accommodation Comprising

Front door leading to...

Large Entrance Hall

Staircase to first floor, radiator, plate rail, doors off to...

Lounge 13'6 into bay x 12'11 (4.11m into bay x 3.94m)

Double glazed bay window to front, radiator, feature fireplace with inset gas fire, picture rail, smooth plastered ceiling...

Open Plan Living/ Dining Room 22'2 x 11'4 < 18'8 max overall (6.76m x 3.45m < 5.69m max overall)

Double glazed oriel bay window to rear, double glazed french doors to rear garden, feature fireplace with inset gas fire, plate rail, smooth plastered coved ceiling, archway to...

Kitchen 11'10 x 7'10 (3.61m x 2.39m)

Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated gas hob with extractor hood over, separate eye level integrated oven, breakfast bar, matching range of wall mounted units, radiator, tiled splashbacks...

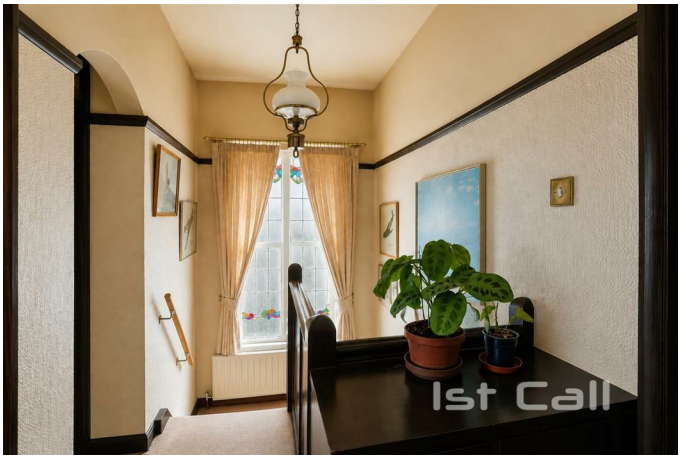
Inner Hall
Radiator, doors to garage, further doors off to...

Cloakroom
Suite comprising low level W.C., vanity wash hand basin, heated towel rail, extractor fan...

Bedroom 4 6'7 x 7'4 < 6'6 (2.01m x 2.24m < 1.98m)

Double glazed window to rear, radiator, smooth plastered coved ceiling...

First Floor Landing



Original secondary glazed coloured lead lite window to side, radiator, loft access, picture rail, doors off to...

Bedroom 1 13'6 into bay x 12'11 (4.11m into bay x 3.94m)

Double glazed bay window to front, radiator, built in wardrobe cupboards, picture rail...

Bedroom 2 12'5 x 11'11 (3.78m x 3.63m)

Double glazed window to rear, radiator, built in wardrobe cupboards, picture rail, smooth plastered coved ceiling...

Bedroom 3 11'1 x 6'6 (3.38m x 1.98m)

Double glazed window to front, radiator, smooth plastered coved ceiling...

Separate W.C.
Low level W.C., tiled splashbacks, smooth

plastered ceiling, obscure double glazed window to rear...

Bathroom 7'6 x 6'7 (2.29m x 2.01m)

Coloured suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, built in airing and storage cupboard, fully tiled walls, radiator, tiled splashbacks, extractor fan, obscure double glazed window to rear...

Externally

Front Garden

Paved providing off street parking with flower bed and providing access to...

Garage 15'9 x 6'11 (4.80m x 2.11m)

Twin timber doors, power & light connected, space and plumbing for washing machine...

Rear Garden

Approx. 75' rear garden comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, further area with timber shed and greenhouse...

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

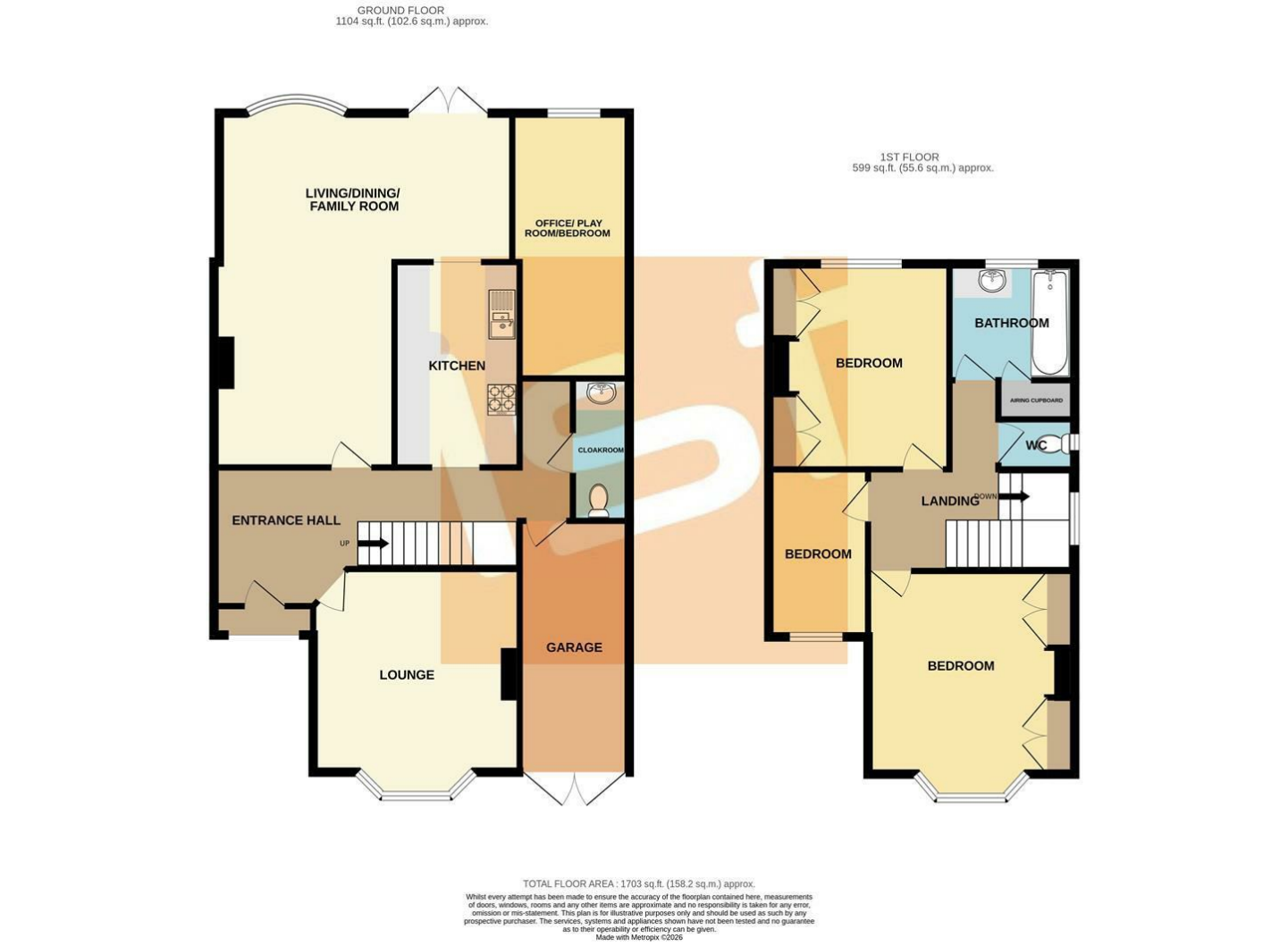
otherwise, as to the accuracy of all information before proceeding.

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.

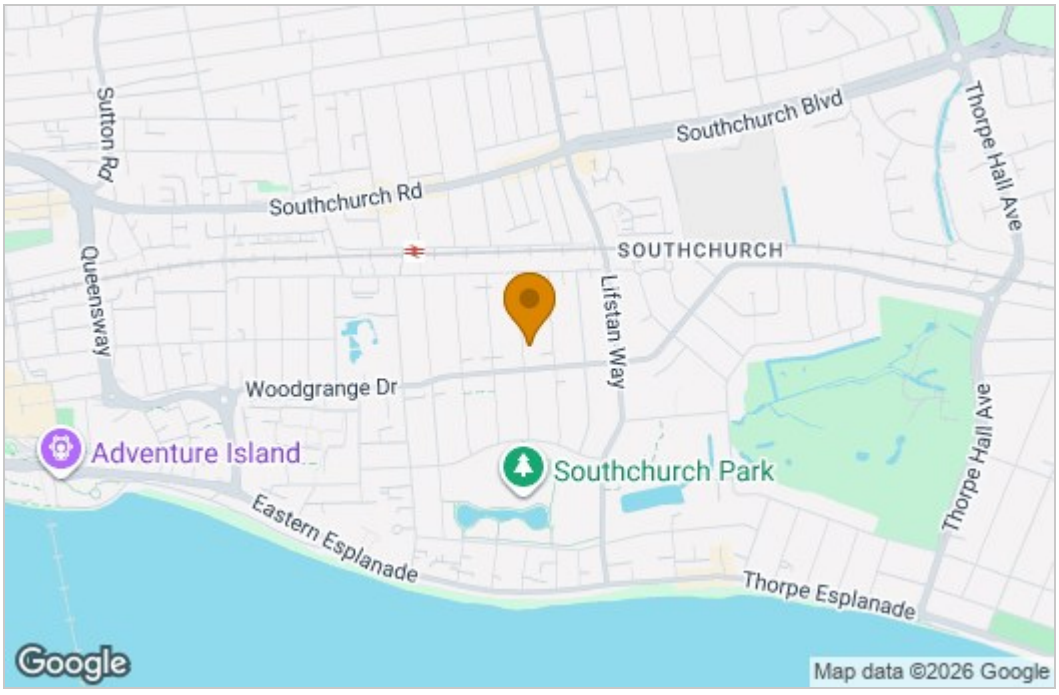
No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

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

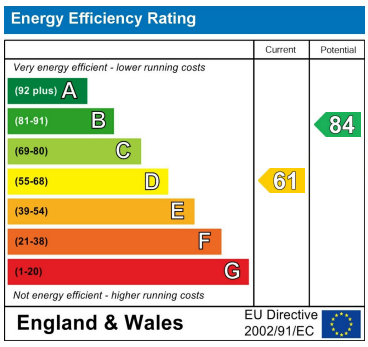
Floor Plan

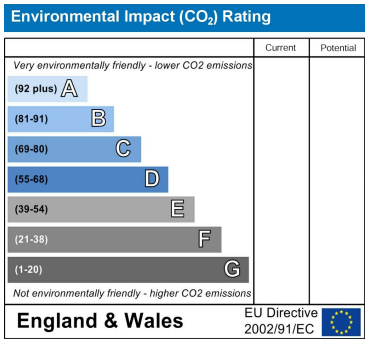


Area Map



Energy Efficiency Graph





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