

# 1st Call

## SALES AND LETTINGS



### Northumberland Crescent, Southend-On-Sea, SS1 2XB

### Guide Price £575,000

\*\* GUIDE PRICE £575,000 - £600,000 \*\* Stunning 1930s 4-bed semi overlooking Southchurch Park! Period features, modern kitchen/diner, 4 beds, 65' garden, potential garage space/ parking. Greenways catchment, near station & seafront. Rare opportunity!

A rare opportunity to acquire this stunning 1930s four-bedroom semi-detached family home, commanding a picturesque position directly overlooking Southchurch Park. This exceptional property combines period elegance with modern family living, perfectly positioned for easy access to mainline railway station, the beautiful seafront, and within the highly sought-after Thorpe Greenways School catchment. Beautifully presented throughout while retaining many charming original character features, this home exudes timeless appeal. The ground floor offers a lovely front lounge with park views creating a tranquil living space, plus a spacious modern fitted kitchen and dining area that serves as the heart of family life. A convenient cloakroom completes the ground floor. Upstairs, four well-proportioned bedrooms provide generous accommodation for growing families, complemented by a stylish family bathroom and the added convenience of a separate W.C. The approximately 65-foot rear garden creates a substantial private outdoor sanctuary, perfect for family activities, entertaining, or peaceful relaxation. The property also offers potential for garage space and off-street parking, adding significant practical value. This exceptional combination of period character, park views, modern comfort, prime location, and family-friendly amenities makes this a truly special opportunity. An internal viewing is essential to fully appreciate the quality and charm this wonderful home offers.

## Accommodation Comprising

Composite front door with double glazed inserts leading to...

### Spacious Entrance Hall



Staircase to first floor, obscure double glazed window to front, part glazed door to side, cork flooring, feature traditional Victorian style radiator, doors off to...



### Cloakroom

White suite comprising low level W.C., corner mounted wash hand basin, tiled splashbacks, obscure glazed window to side...

### Lounge 13'4 into bay x 12'10 (4.06m into bay x 3.91m)



Large double glazed bay window to front overlooking Southchurch Park, two original coloured lead lite triangular windows to side, radiator, feature 'art deco' style tiled fireplace with wooden surround, cork flooring, picture rail, smooth plastered coved ceiling...

### Kitchen/ Diner



### Dining Area 14'8" x 11'4" (4.47m x 3.45m )



Double glazed bay to rear with french doors to garden, radiator, picture rail, Herringbone wood effect flooring, picture rail, smooth plastered coved ceiling, open plan to...

### Kitchen 11'11" x 7'10" (3.63m x 2.39m)



Range of modern fitted base units with solid wood working surfaces over, inset single drainer stainless steel 1½ bowl sink unit, integrated four burner gas hob with extractor hood over, separate integrated double oven, integrated dishwasher, space and plumbing for washing machine, range of complementing wall shelves, Herringbone wood effect flooring, picture rail, smooth plastered ceiling, double glazed windows to side and rear...



### First Floor Landing



Original coloured lead lite picture window to side, picture rail, smooth plastered ceiling, doors off to...

### Bedroom 1 13'10" x 13'6" into bay (4.22m x 4.11m into bay)



Double glazed bay window to front overlooking Southchurch Park, radiator, picture rail, smooth plastered ceiling...



### Bedroom 2 11'10" x 10'11" (3.61m x 3.33m)



Double glazed window to rear, radiator, feature tiled fireplace, built in storage cupboard, picture rail, smooth plastered ceiling...

### Bedroom 3 11'11" x 6'11" (3.63m x 2.11m)



Double glazed window to rear, radiator, picture rail, smooth plastered ceiling...

### Bedroom 4 11'1" x 6'6" (3.38m x 1.98m)



Double glazed window to front overlooking Southchurch Park, radiator, picture rail, smooth plastered ceiling...

### Bathroom



Suite comprising panelled bath with shower unit over, pedestal wash hand basin, heated towel rail, tiled splashbacks, bamboo flooring, built in storage cupboard, loft access, obscure double glazed window to rear...

### Separate W.C.

White high flush W.C., bamboo flooring, radiator, obscure double glazed window to front...

### Externally



### Front Garden

Mostly concreted with flower/ shrub borders and offering potential for off street parking subject to necessary planning consents being sought and granted...

### Rear Garden



Well tended rear garden comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, further raised timber decked patio area, timber shed, gate offering side access, further gate to rear offering access to rear service road and offering potential to create garage space/ off street parking if required, subject to necessary planning consents being sought and granted...



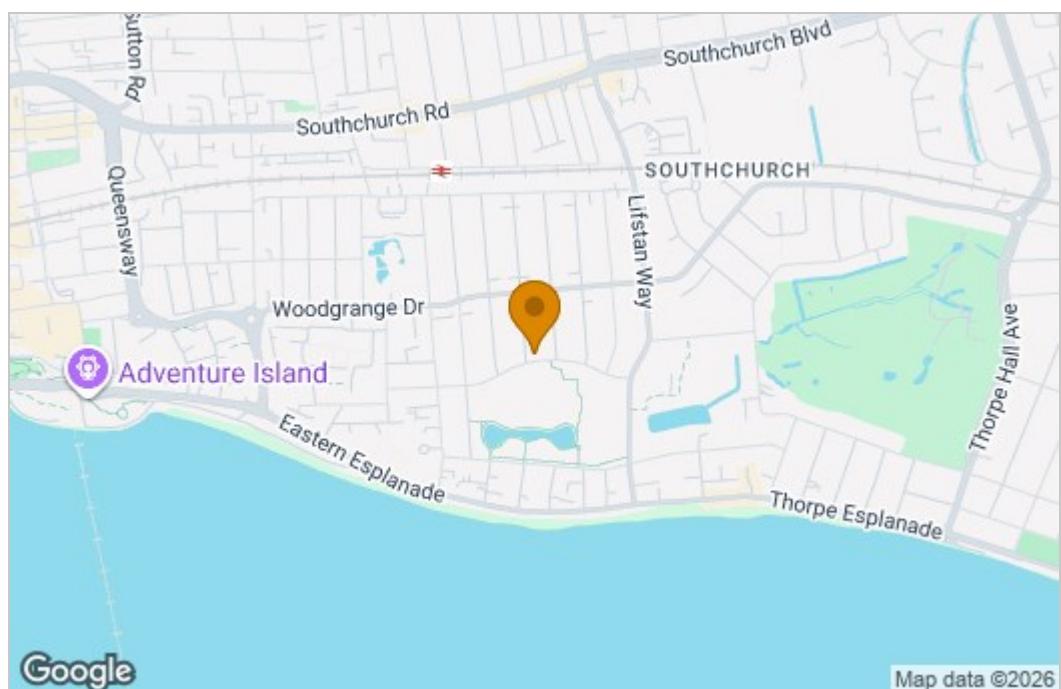
## Floor Plan



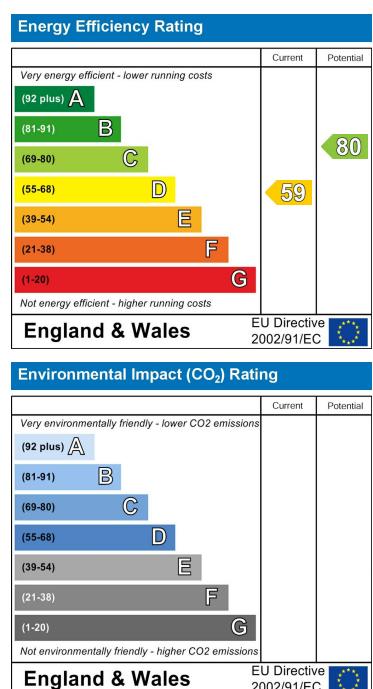
TOTAL FLOOR AREA: 1162 sq.ft. (108.0 sq.m.) approx.

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 only and no responsibility is taken for any error, omission or mis-statement. The plan is an illustration for marketing 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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