

# Ist Call

## SALES AND LETTINGS



### Northumberland Avenue, Southend-On-Sea, SS1 2TH

### Offers Over £350,000

Modern 3-bed townhouse! 16'4" lounge, kitchen, 3 floors, master suite with dressing area & en suite, south-facing garden, garage, parking. Near Southchurch Park, seafront & station. Chain free. Perfect family home!

Discover this impressive modern three-bedroom terraced townhouse positioned with Southchurch Park, the stunning seafront, and Southend East railway station all within easy reach as well as being offered with no onward chain. The thoughtfully designed accommodation flows beautifully across three floors, beginning with a welcoming 16'4" lounge that provides the perfect space for family relaxation and entertaining. The well-proportioned 12'9" kitchen offers ample space for culinary adventures and family meals, while a convenient ground floor cloakroom adds practical functionality to daily living. The first floor houses two generously sized double bedrooms and a stylish family bathroom, creating comfortable accommodation for family members or guests. The property's crowning glory lies on the second floor - a luxurious master bedroom suite complete with a practical dressing area and contemporary en suite bathroom, creating a private retreat that feels like a five-star hotel experience. Outdoor living is equally impressive with a delightful south-facing rear garden that captures beautiful natural light throughout the day - perfect for outdoor dining, children's play, or simply relaxing in the sunshine. The practical benefits continue with convenient off-street parking and a garage providing secure vehicle storage and additional space for tools, bicycles, or hobby equipment. This exceptional townhouse represents the perfect opportunity for growing families seeking contemporary living in a prime location, combining space, style, and convenience in one outstanding package. Viewing is essential to fully appreciate.



## Accommodation Comprising

Front door to...

### Entrance Hall

Staircase to first floor, radiator, built in storage cupboard, laminate wood flooring, smooth plastered coved ceiling, doors off to...

### Cloakroom

White suite comprising wall mounted wash hand basin, low level W.C., tiled splashbacks, radiator, extractor fan, smooth plastered ceiling, obscure double glazed window to front...

### Kitchen 12'9 x 5'10 (3.89m x 1.78m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and concealed extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge/ freezer, matching range of wall mounted units one housing gas central heating & hot water boiler, tiled splashbacks, radiator, smooth plastered ceiling with inset spotlights, laminate wood flooring, double glazed window to front...



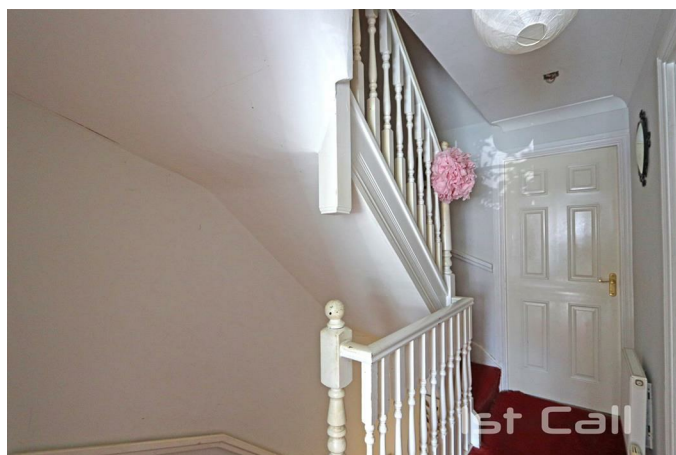
### Lounge/ Diner 16'4 x 12'10 (4.98m x 3.91m)



Double glazed french doors to rear garden, radiator, feature electric fireplace, large built in storage cupboard, laminate wood flooring, smooth plastered coved ceiling...



### First Floor Landing



Staircase to second floor, radiator, smooth plastered coved ceiling, doors off to...



**Bedroom 2 12'10 x 11'7 < 9'11 (3.91m x 3.53m < 3.02m)**



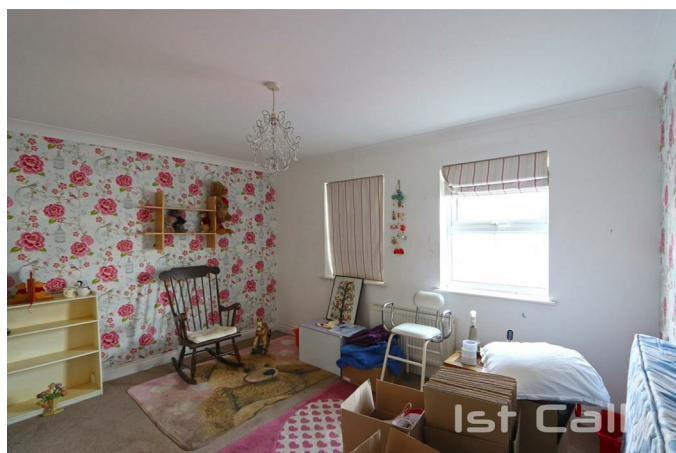
Double glazed window to rear, radiator, smooth plastered coved ceiling...



**Bedroom 3 12'10 x 11' < 9'6 (3.91m x 3.35m < 2.90m)**



Two double glazed windows to front, radiator, smooth plastered coved ceiling...



**Bathroom 6'4 x 6'3 (1.93m x 1.91m)**



White suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level W.C., electric shaver point. radiator, tiled splashbacks, smooth plastered coved ceiling with inset spotlights and extractor fan...

### **Second Floor Landing**

Door to...

**Master Bedroom Suite 16'3 x 12'10 max overall (4.95m x 3.91m max overall)**



Double glazed window to front, radiator, built in storage cupboard also housing hot water cylinder, smooth plastered ceiling, archway to...





**Dressing Room 10'3 x 5'11 (3.12m x 1.80m)**



Double glazed skylight window to rear, radiator, range of fitted wardrobe cupboards, loft access, smooth plastered ceiling, door to...

**En Suite 7' x 6'4 (2.13m x 1.93m)**



Suite comprising walk in shower cubicle, vanity wash hand basin, low level W.C., radiator, electric shaver point, built in storage cupboard, smooth plastered ceiling with inset spotlights and extractor fan, double glazed skylight window to rear...

**Externally**

**Rear Garden**



South facing and approx. 35' in depth and comprising paved patio area, remainder mostly laid with shingle, gate to rear providing access to...

**Off Street Parking & Garage**



Own allocated parking space in front of GARAGE with up & over door...



Floor Plan



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

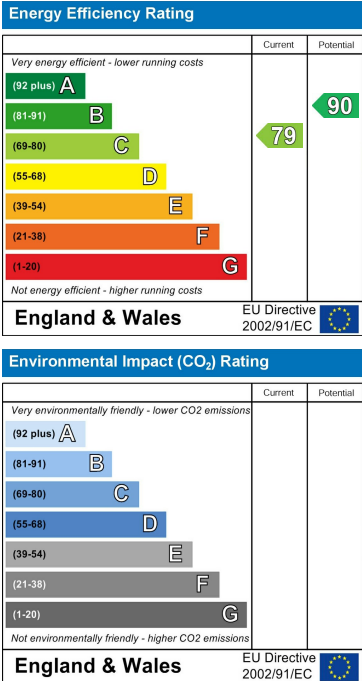
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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