

# Ist Call

## SALES AND LETTINGS



**Victoria Road, Southend-On-Sea, SS1 2TQ**

**£385,000**

3-bed family home yards from seafront & park! 25' lounge, 16' kitchen/diner, 2 doubles + single, double glazing, parking & 45' garden. No chain. Prime coastal spot - viewing essential!

This charming three-bedroom family home offers an exceptional location just yards from the seafront and Southchurch Park, with no onward chain complications. The ground floor features a spacious 25-foot lounge and a generous 16-foot kitchen/diner, perfect for family life and entertaining. A convenient cloakroom completes the downstairs accommodation. Upstairs, you'll discover two well-proportioned double bedrooms and a single bedroom, all serviced by a large family bathroom. The property benefits from double glazed windows, gas central heating as well as off-street parking and an impressive 45-foot rear garden, providing excellent outdoor space for relaxation and recreation. This delightful home combines coastal convenience with family-friendly living spaces. The proximity to both the beach, park and rail station makes it ideal for those seeking the best of seaside living with easy commuter links. Early viewing is highly recommended to appreciate the full potential of this attractive property.

### Accommodation Comprising

uPVC double glazed front door to...

### Entrance Hall

Radiator, staircase to first floor with understairs storage cupboard, doors off to...

**Lounge 25' into bay x 12'2" < 10'8" (7.62m into bay x 3.71m < 3.25m)**



Double glazed bay window to front, french doors to breakfast room, two radiators, feature fireplace with inset electric fire, dado rail, coved ceiling with ceiling rose...



**Kitchen/ Diner 16' x 12'3" (4.88m x 3.73m)**

**Kitchen Area 12'3" x 7'11" (3.73m x 2.41m)**

Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, gas cooker, space and plumbing for washing machine and dishwasher, matching range of wall mounted units, tiled splashbacks and flooring, smooth plastered coved ceiling with inset spotlights, double glazed window to rear, opening to...

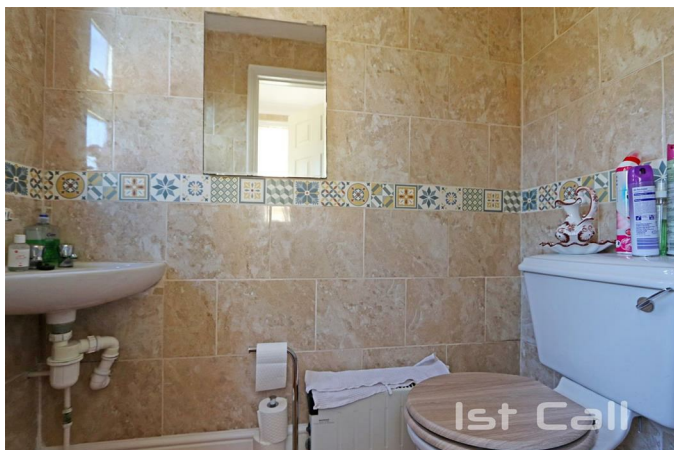
**Dining Area 12'3" x 7'1" (3.73m x 2.16m)**

Radiator, dado and plate rails, coved ceiling with inset spotlights, double glazed door to...

### Inner Lobby

Double glazed door to rear garden, double glazed window to side, tiled walls and flooring, door to...

**Cloakroom 6' x 3'2" (1.83m x 0.97m)**



White suite comprising low level W.C., corner mounted wash hand basin, fully tiled walls and flooring, obscure double glazed window to rear...

### First Floor Landing

Loft access, built in storage cupboard, coved ceiling, doors off to...

**Bedroom 1 13'6" into bay x 10'4" (4.11m into bay x 3.15m)**



Double glazed bay window to front, radiator, range of fitted wardrobe cupboards...

**Bedroom 2 11' x 10'8" (3.35m x 3.25m)**



Double glazed window to rear, radiator, range of fitted wardrobe cupboards, coved ceiling...

**Bedroom 3 7'11 x 5'9 plus door recess (2.41m x 1.75m plus door recess)**



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

**Bathroom 12'5 x 7'11 (3.78m x 2.41m)**



White suite comprising panelled bath, wet room style walk in shower, pedestal wash hand basin, low level W.C., built in cupboard housing gas central heating & hot water boiler, tiled splashbacks, extractor fan, coved ceiling with inset spotlights, obscure double glazed window to side...



**Externally**

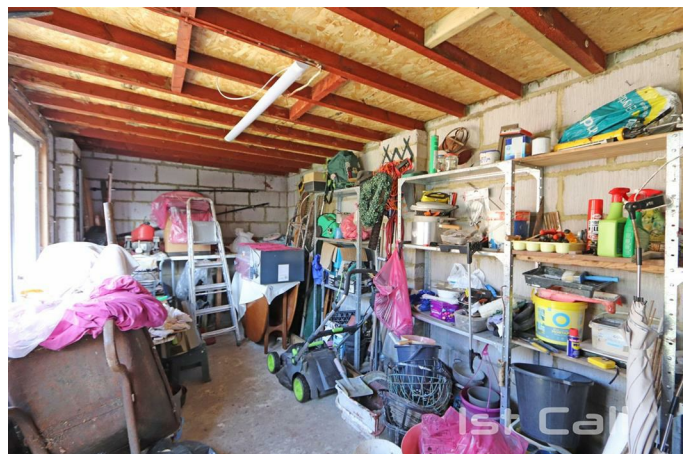
**Front Garden**

Providing off street parking space...

**Rear Garden**



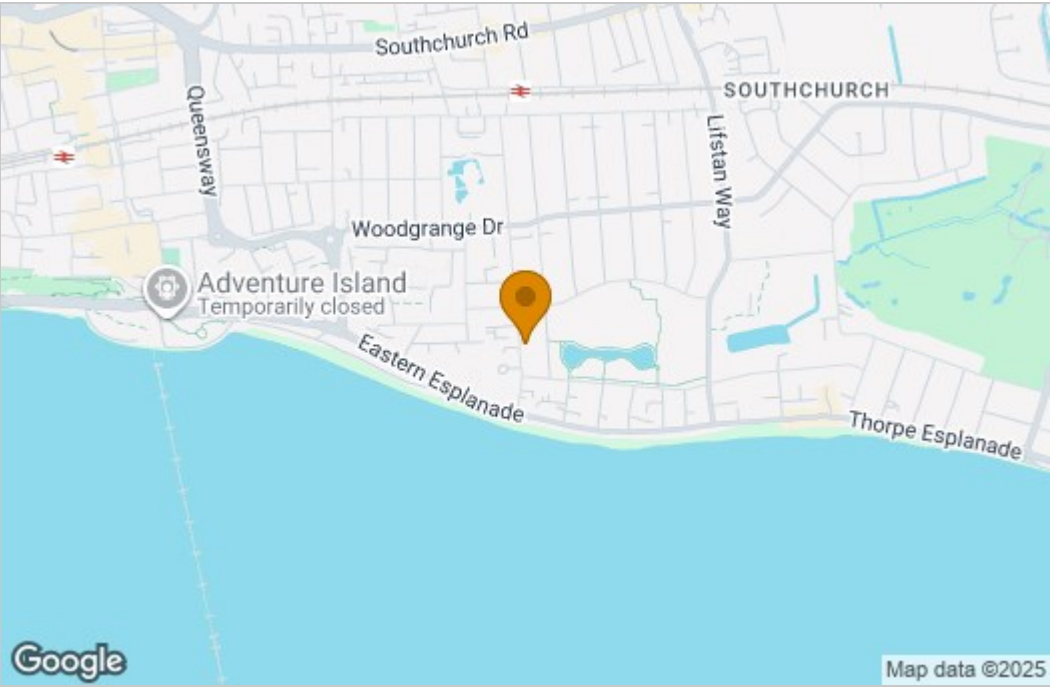
Approx. 45' in depth comprising paved patio area, remainder mostly laid to lawn with flower/ shrub borders, brick built garden workshop/ store with double glazed door and double glazed window overlooking garden...



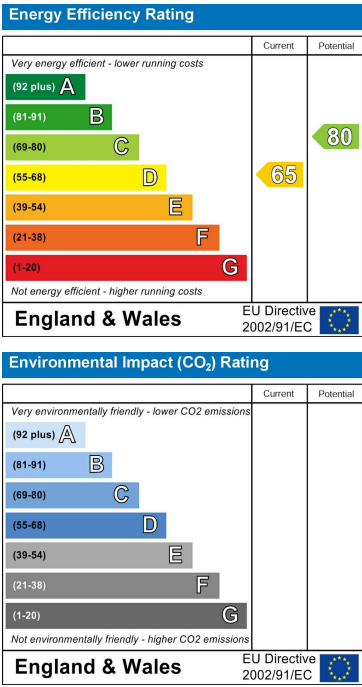
Floor Plan



Area Map



Energy Efficiency Graph



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