



£575,000

12 Cambridge Road, Southend-On-Sea, SS1 1ET

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A truly beautiful, imposing 3 bedroom Victorian Townhouse totally and sympathetically refurbished to an exceptionally high standard. It is located in an enviable position and centrally located in the heart of the historic and much sought after Clifftown Conservation Area and is a short walk to the picturesque Cliff Gardens, local amenities, delightful eateries, the City Centre, the Seafront and within walking distance to both mainline railway stations. This property is perfect for those who want to enjoy the best of seaside living, while still having access to the vibrant amenities of Southend-on-Sea.

Prime Location Close to the Seafront

Nestled just a short stroll from Southend's famous seafront, you'll be able to enjoy daily beach walks, stunning sunsets, and the invigorating sea air right on your doorstep. The iconic Southend Pier, with its cafes, restaurants, and leisure activities, is only moments away, making it easy to immerse yourself in the vibrant coastal lifestyle.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	