



* £325,000 - £350,000 * No Onward Chain * This spacious end of terrace home offers versatile accommodation across multiple levels, generous bedroom sizes and a West facing garden. Located on Bournemouth Park Road, the property is ideally positioned for well-regarded schools, amenities and nearby green spaces.

- End of Terrace House with No Onward Chain
- Bay Fronted Lounge
- Sitting Room and Lean To
- Three Double Bedrooms
- Three Piece Family Bathroom
- Entrance Hall
- Kitchen/Breakfast Room with Side Access
- Ground Floor Shower Room
- Loft Room Accessed from Master Bedroom
- West Facing Rear Garden

Bournemouth Park Road

Southend-on-Sea

£325,000

Guide Price



Bournemouth Park Road



The accommodation begins with an entrance hall leading to a bright bay fronted lounge at the front of the property. To the rear, a kitchen/breakfast room benefits from a side door providing external access, while a separate sitting room flows into a lean-to with French doors opening onto the West facing garden, creating flexible living and entertaining spaces. A ground floor shower room completes the lower level. Upstairs, the landing gives access to three well-proportioned double bedrooms and a three piece family bathroom. The bay fronted master bedroom further benefits from stairs leading up to a loft room, offering additional versatile space.

Situated on Bournemouth Park Road in Southend-on-Sea, the property falls within catchment of Bournemouth Park Academy and Cecil Jones Academy, with excellent grammar schools also easily accessible. The area is well served by local parks, amenities and transport links, making it a convenient and family-friendly location.

Three Bedroom End of Terrace House

Entrance Hall

29'10 x 5'2

Laminate floors throughout, stairs leading to first floor accommodation, access to:

Lounge

14'5 x 12'5

Carpet throughout, coving to ceiling edge, pendant ceiling light, double glazed bay window to the front aspect, wall mounted radiator.

Kitchen/Breakfast Room

11'10 x 10'1

Tiled floors, tiled surrounds, double glazed window to the rear aspect, solid wood top and base level units, integrated oven and microwave.

Sitting Room

14'0 x 10'2

Laminate floors throughout, pendant ceiling light, double glazed French doors to the rear aspect leading into a lean to.

Lean To

Shower Room

5'10 x 5'4

Tiled floors, tiled surround, double glazed obscure window to the side aspect, sink with hot and cold taps, walk-in shower and access to the boiler.

Landing

17'1 x 5'2

Carpet throughout, access into all bedrooms and bathroom.

Bedroom One

14'5 x 13'9

Carpet throughout, double glazed bay window to the front aspect, door leading to upstairs loft space

Bedroom Two

12'11 x 10'3

Carpet throughout, double glazed window to the rear aspect, pendant ceiling light.

Bedroom Three

Carpet throughout, double glazed window to the rear aspect, pendant ceiling light.

Bathroom

6'1 x 4'6

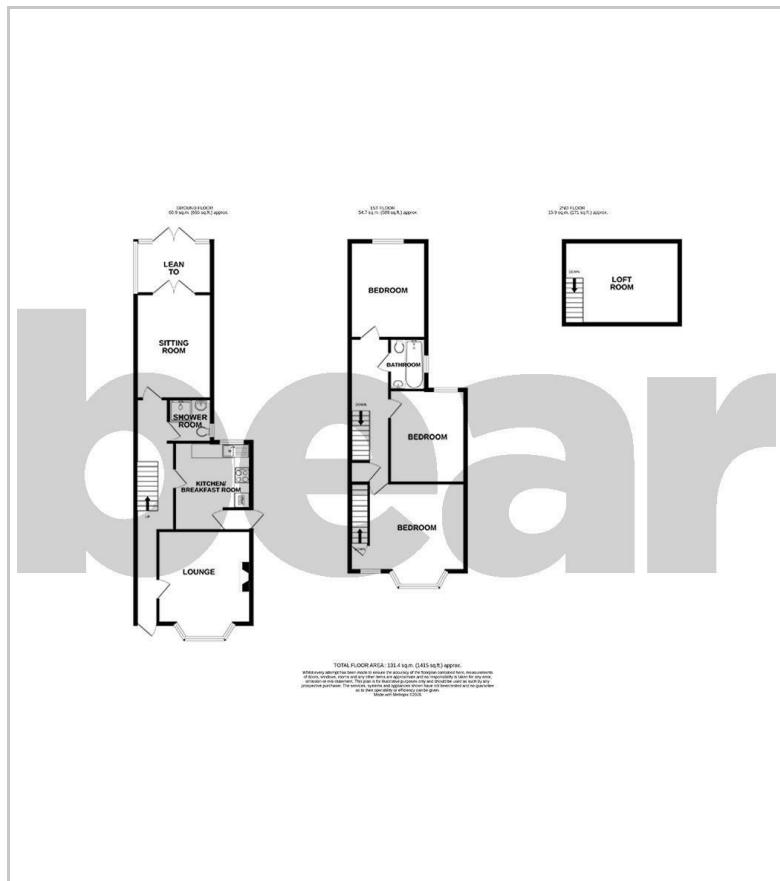
Tiled floors, tiled surround, obscure double glazed window to the side aspect, bath with hot and cold taps, WC, sink with hot and cold taps.

Loft Room

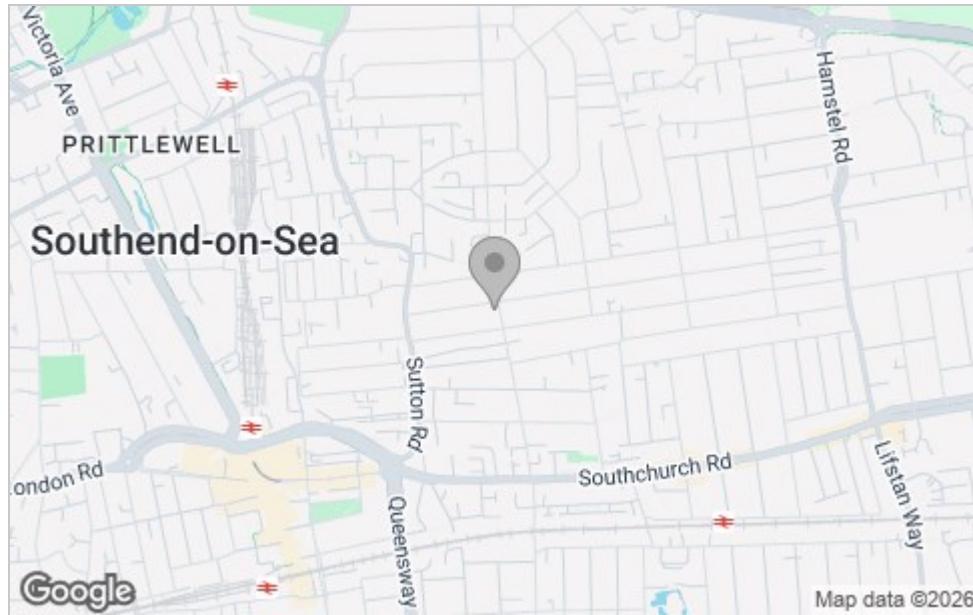
West Facing Garden



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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