



\* £375,000 - £400,000 \* A well presented terraced family home offering spacious accommodation arranged across three floors, a generous low-maintenance garden and a convenient location close to the city centre, schools and transport links. This attractive property blends character features with modern living, making it ideal for families or buyers seeking flexible living space in Westcliff-on-Sea.

- Well Presented Terraced House
- Bay Fronted Lounge with a Feature Fireplace
- Utility Room/WC with Storage
- Stylish Four Piece Bathroom with Freestanding Bath
- Generous Low-Maintenance Garden with Rear Access
- Accommodation Across Three Floors
- Extensive Kitchen/Diner
- Two First Floor Double Bedrooms
- Large Second Floor Master Bedroom
- Double Glazing and Gas Central Heating

## Park Street

Westcliff-on-Sea

**£375,000**

Guide Price



# Park Street



The home welcomes you with a bright entrance hall that leads into the principal living spaces. To the front of the property is a charming bay fronted lounge, complete with a feature fireplace which creates a cosy and inviting atmosphere. To the rear sits an extensive kitchen/diner, providing an excellent space for both cooking and entertaining. The room offers ample workspace and storage while French doors to the side aspect allow natural light to flood the space. A convenient utility room/WC is located off the entrance hall and benefits from additional storage space. On the first floor, the landing provides access to useful built-in storage and leads to two well proportioned double bedrooms. The stylish four piece family bathroom is also located on this level and features a freestanding bath, walk-in shower, WC and wash basin. Stairs rise to the second floor where you will find a large master bedroom, a bright and airy space that also benefits from access to further storage.

Externally, the property offers a generous and low-maintenance rear garden with rear access, creating an ideal space for outdoor seating, entertaining or relaxing. Further benefits include double glazing and gas central heating throughout.

Situated on Park Street in Westcliff-on-Sea, just outside Southend-on-Sea city centre, the property falls within catchment of Barons Court Primary School, Milton Hall Primary School and Nursery and Southchurch High School, whilst also being close to several highly regarded grammar schools. The property is within easy

reach of amenities along London Road Southend and the wider city centre, as well as the popular Southend Seafront. Excellent transport links are nearby including bus routes, the A127 and rail connections via Southend Central Railway Station and Southend Victoria Railway Station, providing convenient access to London.

## Three Bedroom Terraced House

### Entrance Hall

**Lounge**  
17'6 x 10'11

**Kitchen/Diner**  
18'4 x 7'10

**Utility Room/WC**  
7'9 x 7'2

### Landing

**Bedroom Two**  
14'7 x 12'0

**Bedroom Three**  
10'6 x 9'0

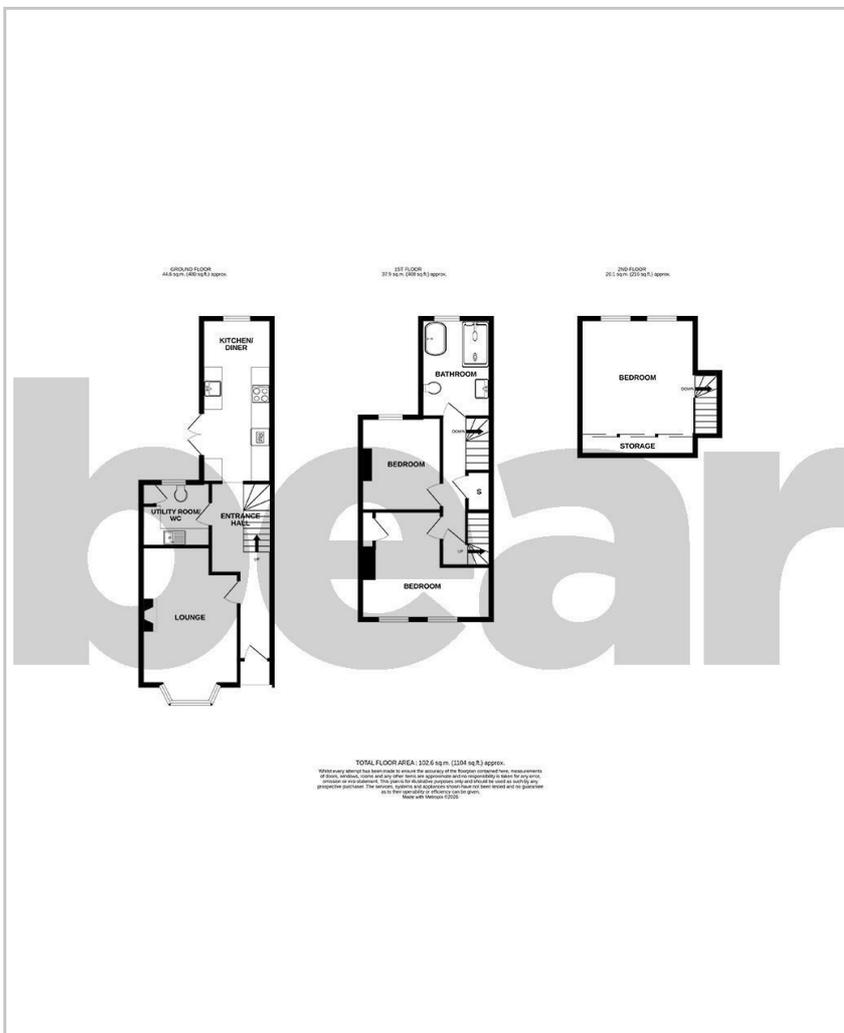
**Four Piece Bathroom**  
11'1 x 7'10

**Bedroom One**  
13'1 x 12'10

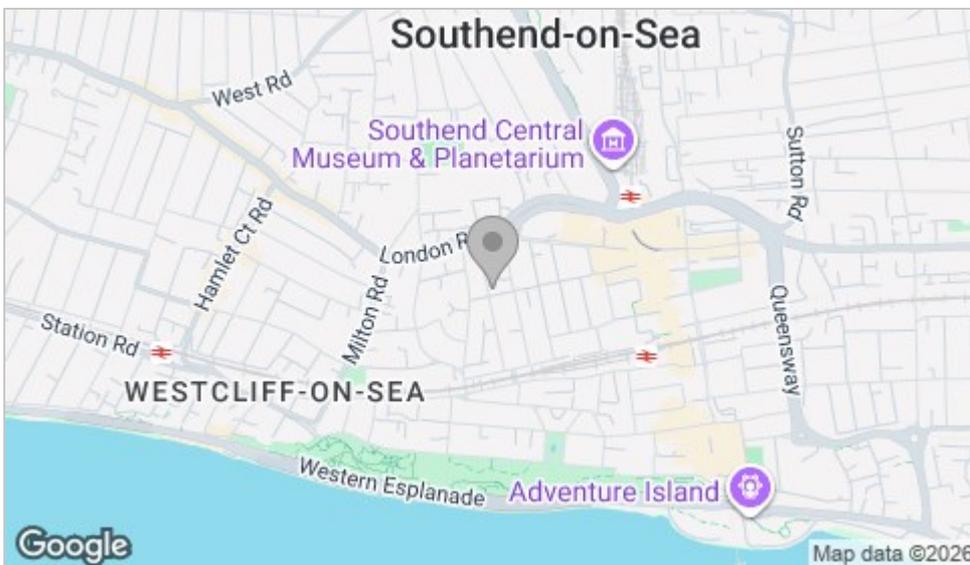
### Garden



## 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.

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204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

## Energy Efficiency Graph

