



Eastern Esplanade | Southend-on-Sea | SS1 3AA

Guide Price £850,000

**bear**  
Estate Agents

# Eastern Esplanade | Southend-on-Sea | SS1 3AA Guide Price £850,000

\* £850,000 - £875,000 \* Don't miss the opportunity to experience the luxury of coastal living in this deceptively spacious and characterful four double bedroom semi-detached residence, positioned on Thorpe Bay Seafront. Boasting stunning, far reaching views across Essex coastline with a private roof terrace, alongside a sizeable rear garden. Boasting an ultra convenient location close to a wealth of amenities and travel links.

- Exquisite Semi-Detached House Situated Along the Picturesque Thames Estuary
- Warm and Inviting Entrance Hall
- Large Bay Fronted Lounge and Separate Dining Room
- Sizeable Kitchen/Breakfast Room
- Convenient Ground Floor WC and a First Floor Four Piece Bathroom
- Four Spacious Double Bedrooms Across the First and Second Floor
- Unparalleled Sea Views from Both the Master Bedroom Balcony and Second Bedroom Roof Terrace.
- Good-Sized Rear Garden Offering Privacy
- Double Glazing and Gas Central Heating
- Close Proximity to Southchurch Park, Amenities, Schools and Transportation Links.

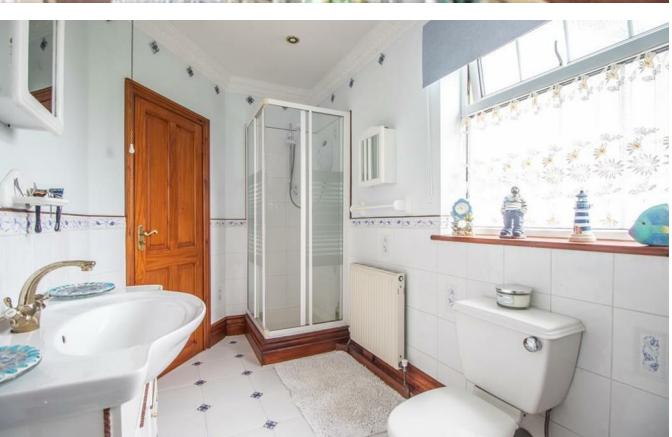




This stunning four double bedroom semi-detached house boasts a prime location in Thorpe Bay, nestled along the picturesque Thames Estuary. Impeccably positioned, it offers easy access to the serene Southchurch Park, an array of local amenities, reputable schools and excellent transportation links.

Upon entering the property, you're greeted by a welcoming entrance hall which flows throughout the ground floor and features a spacious bay fronted lounge, a charming dining room and a sizeable kitchen/breakfast room. Completing this level is a convenient ground floor WC, ensuring practicality and comfort for residents and guests alike. Ascending to the first floor, you'll discover three generously proportioned double bedrooms. The bay fronted master suite spans w0' in width and boasts a luxurious South facing balcony, offering captivating sea views and an idyllic spot to unwind amidst the gentle sea breeze. The second largest bedroom on this floor is complemented by a convenient shower, whilst this level also comprises a four piece family bathroom. Finally, the second floor is home to the second bedroom (currently utilised as an additional lounge) which leads out to a delightful South facing roof terrace, further benefiting from having panoramic sea views. This enchanting space offers endless opportunities for al fresco dining, leisurely lounging, and embracing the coastal lifestyle. Externally, a good-sized rear garden awaits, offering a private outdoor oasis for leisure and recreation.

**Four Bedroom Semi-Detached House**



## **Entrance Hall**

24'0 x 6'11 (7.32m x 2.11m)

## **Lounge**

17'0 x 12'0 (5.18m x 3.66m)

## **Dining Room**

14'0 x 10'0 (4.27m x 3.05m)

## **Kitchen/Breakfast Room**

24'0 x 8'11 (7.32m x 2.72m)

## **WC**

4'1 x 2'10 (1.24m x 0.86m)

## **First Floor Landing**

### **Bedroom One**

20'0 x 17'0 (6.10m x 5.18m)

### **South Facing Balcony**

### **Bedroom Three**

14'0 x 13'1 (4.27m x 3.99m)

### **Bedroom Four**

12'1 x 9'1 (3.68m x 2.77m)

### **Four Piece Bathroom**

12'0 x 5'10 (3.66m x 1.78m)

## **Second Floor Landing**

### **Bedroom Two**

17'0 x 16'0 (5.18m x 4.88m)

### **South Facing Roof Terrace**

## **Garden**





GROUND FLOOR  
75.7 sq m. (815 sq ft) approx.

1ST FLOOR  
81.8 sq m. (881 sq ft) approx.

2ND FLOOR  
25.2 sq m. (273 sq ft) approx.

KITCHEN/BREAKFAST ROOM  
DINING ROOM  
LOUNGE  
ENTRANCE HALL  
WC  
BEDROOM  
BATHROOM  
BEDROOM  
BEDROOM  
BALCONY  
BEDROOM  
ROOF TERRACE

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	79
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	61
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floor plans, these measurements, door widths, window sizes and 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 floor plan is based on the information available at the time it was drawn and no guarantee as to their operability or efficiency can be given.  
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