

# bear

*Estate Agents*



\* £325,000 - £350,000 \* No Onward Chain \* Well-presented two double bedroom terraced home offering spacious living areas, a generous garden with ample storage, including an external utility room, and a convenient location close to the city centre and seafront.

- Two Bedroom Terraced House with No Onward Chain
- Modern Fitted Kitchen
- Ground Floor WC
- Versatile Loft Space
- Ample External Storage and utility Room
- Spacious Lounge and Dining Room
- Lean-to with Garden Access
- Four Piece Bathroom
- Generous Rear Garden
- Double Glazing and Gas Central Heating

## Park Street

Westcliff-on-Sea

**£325,000**

Price Guide



# Park Street



This beautifully maintained terraced house provides comfortable accommodation throughout, making it ideal for first-time buyers, downsizers, or investors. The property features a lounge fitted with a feature fireplace, with an opening into the dining room, creating a sociable living space that flows into a modern fitted kitchen. A lean-to at the rear provides additional versatile space and access to the garden, whilst a convenient WC completes the ground floor. To the first floor, the landing leads to one double bedroom which has a built-in wardrobe and access to a staircase leading to the large, versatile loft, a further double bedroom, and a spacious four-piece bathroom complete with a corner bath and corner shower cubicle. Externally, there is a generous rear garden with plenty of external storage options, including a useful utility room. Further advantages include double glazing and gas central heating.

Situated on Park Street in Southend-on-Sea, the property falls within the catchment area for Barons Court Primary School, Milton Hall Primary School and Nursery, and Southchurch High School. The home is conveniently located close to the city centre, offering a wide range

of amenities, alongside the seafront, parks, theatres, bus links, and Westcliff Train Station, making it ideal for commuters and those seeking coastal living.

## **Two Bedroom Terraced House**

### **Lounge into Dining Room**

24'9 x 12'8

### **Kitchen**

10'0 x 7'0

### **Lean To**

### **WC**

### **Landing**

### **Bedroom One**

12'8 x 12'0

### **Bedroom Two**

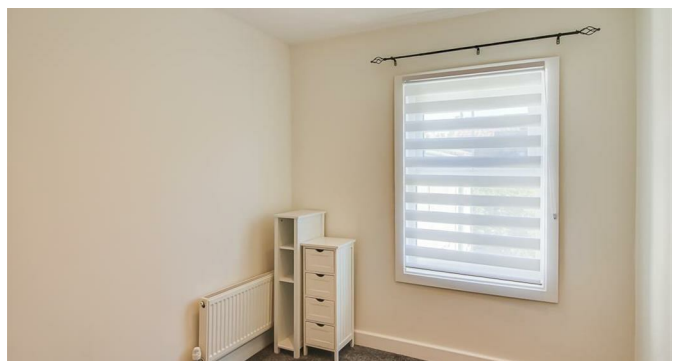
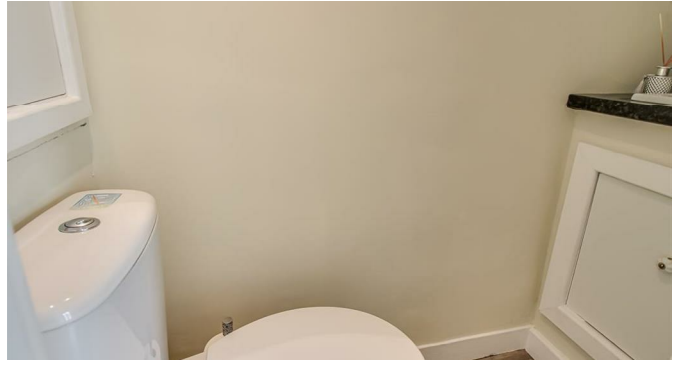
10'0 x 8'0

### **Four Piece Bathroom**

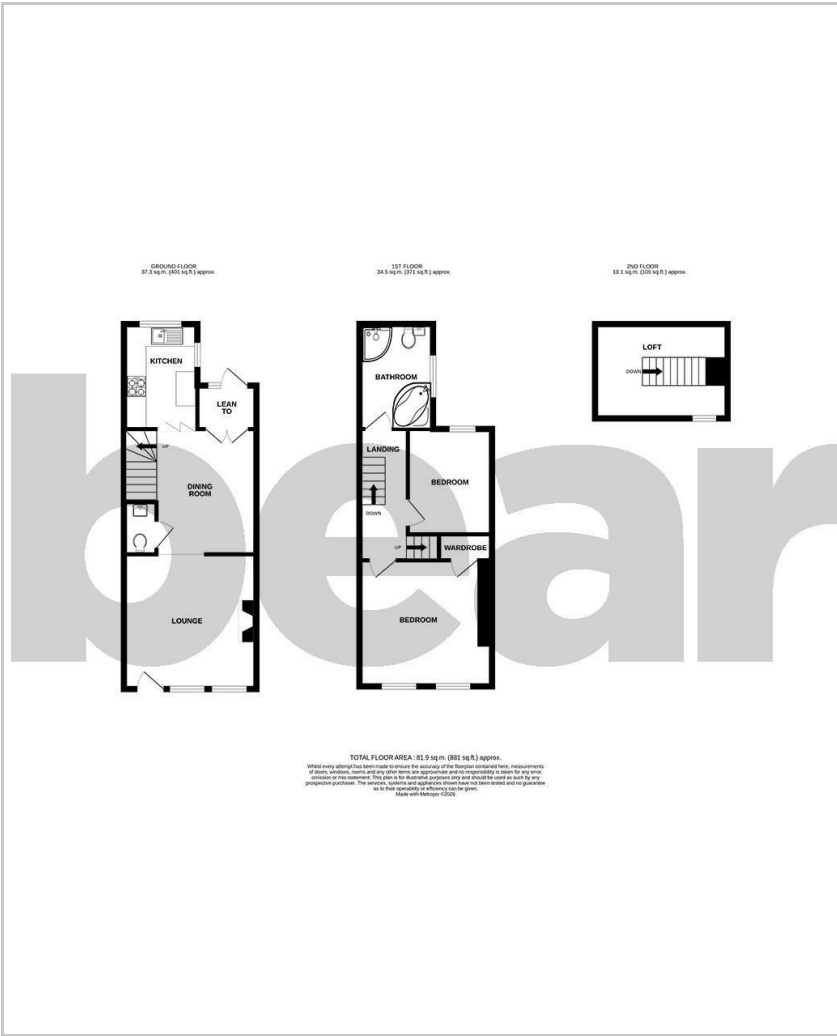
10'0 x 7'0

### **Garden**

### **External Utility Room**



# 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

