



Victoria Road | Southend-on-Sea | SS1 2TB

Price Guide £450,000

**bear**  
*Estate Agents*

**Victoria Road |  
Southend-on-Sea | SS1 2TB  
Price Guide £450,000**

\*\* Guide Price £450,000 - £475,000 \*\* A remarkably spacious semi-detached house offering versatile accommodation across two floors, multiple reception rooms, five bedrooms and a substantial rear garden. A fantastic opportunity for buyers seeking a home with exceptional scope to personalise in a sought-after Southend location close to schools, transport links and amenities.

- Spacious Semi Detached House
- Two Bay Fronted Reception Rooms/Extra Bedrooms
- Lounge with Patio Doors
- Four Double Bedrooms
- Large Rear Garden
- Versatile Reception Rooms
- Feature Fireplaces Throughout
- Dining Room with Garden Access
- Additional Bedroom/Dressing Room/Study
- Detached Garage





This generously sized semi-detached house boasts an abundance of flexible living space and presents an excellent canvas for those looking to create their ideal home. The ground floor offers a porch, entrance hall, and two bay fronted reception rooms/bedrooms, both featuring charming feature fireplaces and useful storage. To the rear, a spacious lounge and separate dining room both enjoy patio doors opening onto the garden, while the dining room also provides access to the kitchen. A three piece bathroom completes the ground floor. The first floor comprises four double bedrooms, together with a highly versatile fifth bedroom/dressing room/study leading from bedroom four, plus a separate WC. Externally, the property enjoys a large rear garden, a detached garage, and further benefits from double glazing and gas central heating. With its generous layout and original character features, this home offers outstanding potential to tailor and transform to suit modern family living.

Situated on Victoria Road in Southend-on-Sea, the home is ideally positioned within catchment for Greenways Primary School, Southchurch High School, and excellent grammar schools. The property is just moments from convenient bus links, Southend East Train Station, the city centre, local amenities, and the seafront. Beautiful open spaces including Southchurch Hall Gardens and Southchurch Park are also close by, offering plenty of leisure and recreation opportunities.

## Five Bedroom Semi-Detached House

### Porch

4'8 x 3'3 (1.42m x 0.99m)

### Entrance Hall

13'10 x 5'5 (4.22m x 1.65m)

### Lounge

12'1 x 11'11 (3.68m x 3.63m)



**Dining Room**

14'7 x 8'9 (4.45m x 2.67m)

**Kitchen**

8'5 x 7'0 (2.57m x 2.13m)

**Reception Room One/Bedroom**

15'9 x 11'11 (4.80m x 3.63m)

**Reception Room Two/Bedroom**

13'4 x 9'8 (4.06m x 2.95m)

**Bathroom**

9'7 x 4'11 (2.92m x 1.50m)

**Landing****Bedroom One**

15'8 x 11'11 (4.78m x 3.63m)

**Bedroom Two**

15'9 x 11'0 (4.80m x 3.35m)

**Bedroom Three**

12'1 x 11'11 (3.68m x 3.63m)

**Bedroom Four**

11'10 x 11'7 (3.61m x 3.53m)

**Bedroom Five/Dressing Room/Study**

12'2 x 7'5 (3.71m x 2.26m)

**WC**

6'11 x 2'10 (2.11m x 0.86m)

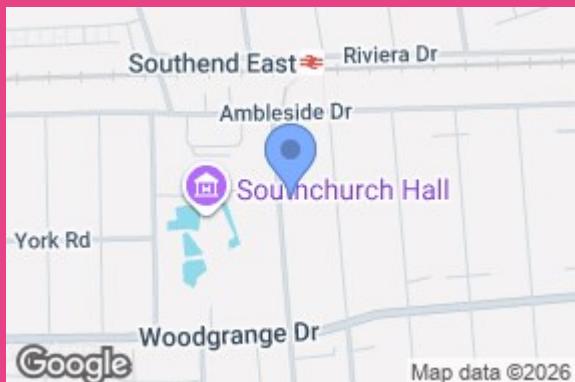
**Garden****Detached Double Garage**

29'0 x 9'0 (8.84m x 2.74m)

**Agents Notes**

This is potential for off-street parking if the front garden is converted to a driveway.





GROUND FLOOR  
71.2 sq.m. (766 sq.ft.) approx.

1ST FLOOR  
72.7 sq.m. (783 sq.ft.) approx.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	82
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	62
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This floorplan is for illustrative purposes only and should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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