



York Road | | Southend-On-Sea | SS1 2RX
Guide Price £425,000

bear
Estate Agents

****GUIDE PRICE £425,000 TO £450,000****

Situated just moments from Southchurch Hall Gardens and local amenities, this stunning three-bedroom mid-terraced property offers modern living throughout, combining spacious interiors with stylish design and excellent outdoor space.

The ground floor welcomes you with a bright bay-fronted lounge, perfect for relaxing or entertaining, alongside a convenient downstairs W/C. To the rear, you'll find a modern open-plan kitchen/diner, recently refurbished to a high standard, boasting ample storage, integrated appliances, and French doors leading directly to the south-facing rear garden.

Outside, the garden features a large decked area ideal for summer dining, leading to an outbuilding at the rear complete with lighting, power, and bi-fold doors - perfect as a home office, gym, or creative studio. A separate storage section adds even more practicality.

Upstairs, the property offers three bedrooms, two generous doubles and a single to the front, along with a luxurious family bathroom featuring a freestanding bathtub and a stunning walk-in rainfall shower.

To the front, there is off-street parking for two vehicles, and the home is offered to the market with no onward chain.

- Modernised Three Bedroom House
- Close To Local Amenities
- Stunning South Facing Rear Garden
- No Onward Chain
- Newly Fitted Kitchen
- Newly Fitted Beautiful Bathroom
- Outbuilding With Power



Entrance Hallway

Ceiling mounted light fitting, obscure double glazed windows to the front aspect, wall mounted radiator, wooden flooring throughout and access to upstairs accommodation.

Lounge

16'0 x 12'1 (4.88m x 3.68m)

Double glazed bay windows to the front aspect, smooth ceilings with a centre ceiling light, feature fireplace and a radiator, fitted storage cupboards, power points and wooden flooring throughout.





Kitchen / Diner

12'10 x 18'0 (3.91m x 5.49m)

Smooth ceiling with inset spotlights, double glazed windows to the rear aspect. All newly fitted appliances, eye and base level units, electric hob with extractor fan above, sink with drainer board, power points, tiled splashbacks, integrated fridge freezer, wooden flooring throughout and double glazed French doors to the rear aspect.

First Floor Landing

Smooth ceiling with pendant ceiling light, carpeted flooring throughout and access to all bedrooms and bathroom.

Bedroom One

16'0 x 11'3 (4.88m x 3.43m)

Double glazed bay window to the front aspect, smooth ceiling with pendant ceiling light fitting, inset wardrobe storage, feature fireplace, power points and carpeted flooring throughout.

Bedroom Two

12'0 x 8'11 (3.66m x 2.72m)

Double glazed window to the rear aspect, smooth ceiling with pendant ceiling light fitting, space for storage via fitted wardrobes, fireplace, power points and carpeted flooring throughout.

Bedroom Three

8'5 x 6'2 (2.57m x 1.88m)

Large double glazed window to the front aspect, smooth ceiling with pendant ceiling light fitting, wall mounted radiator, power points and carpeted flooring throughout.

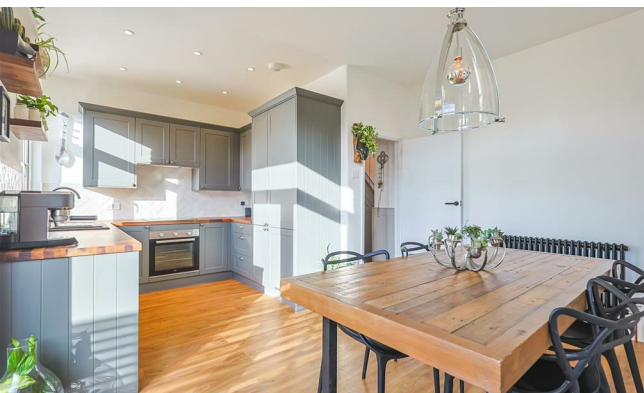
Bathroom

Modernised bathroom with double glazed window to the rear aspect, walk in waterfall shower, freestanding bath unit, WC, wash hand basin, tiled walls surround, wall mounted heated towel rail and tiled flooring.

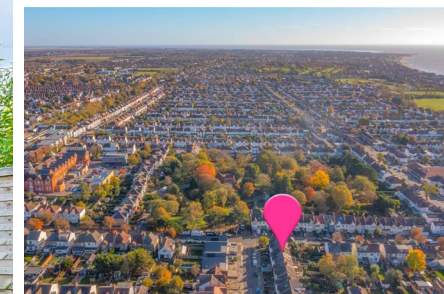
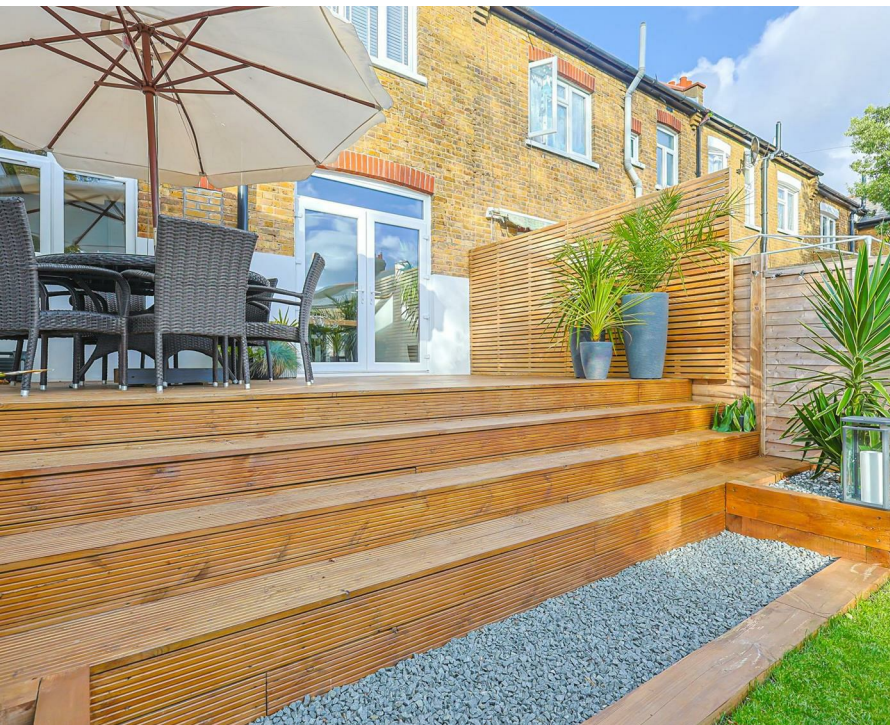
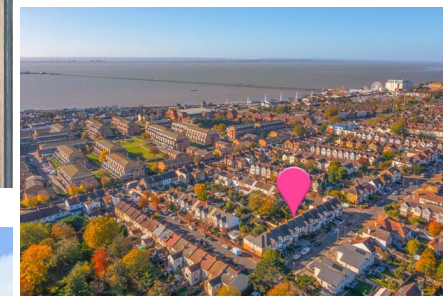
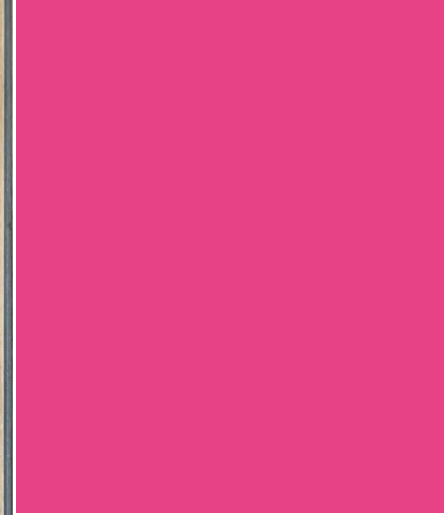
Agents Notes

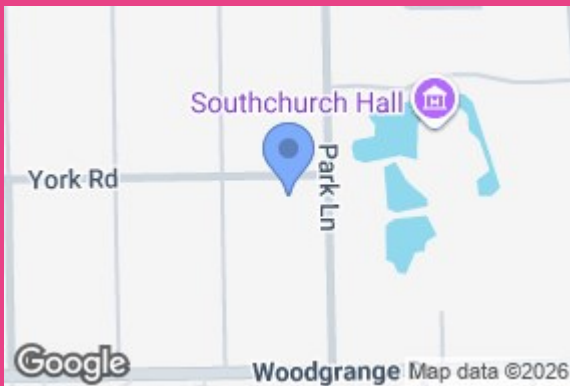
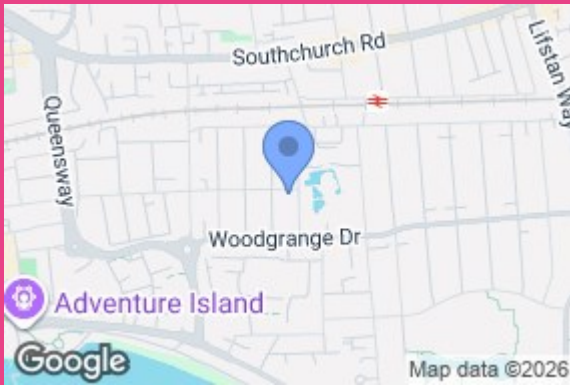
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Tenure - Freehold
Council Tax Band - C

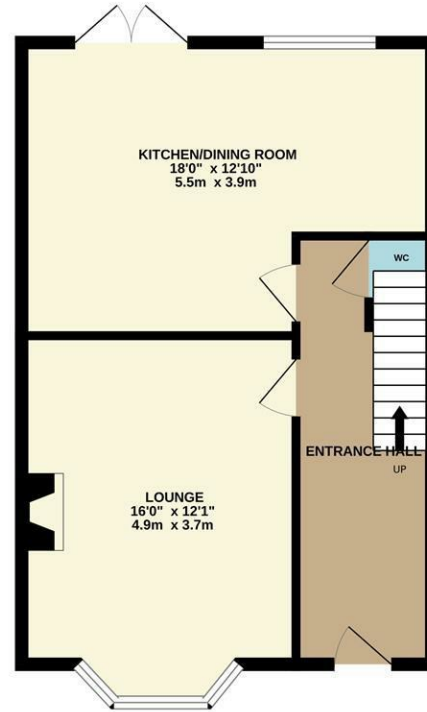




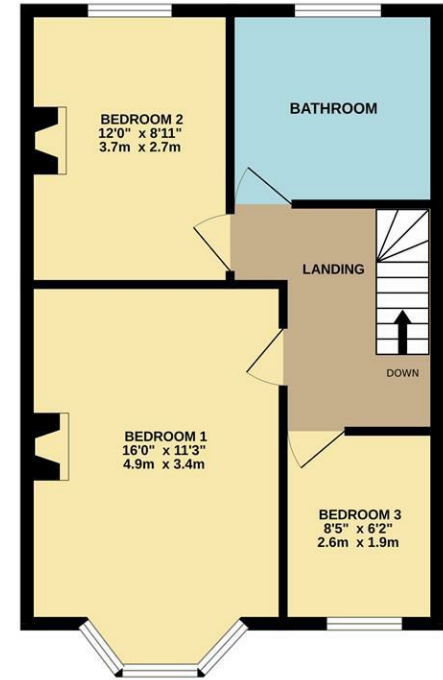




GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.0 sq.m.) approx.

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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

11 Main Road
Hockley
Essex
SS5 4QY
01702 416476
hockley@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>