



FOR SALE

Lifstan Way, Southend-On-Sea SS1 2XF

Offers In Excess Of £390,000 Freehold Council Tax Band - E

- Detached Bungalow
- Two Double Bedrooms
- Large Lounge/Diner
- Conservatory Spanning The Width Of The Property
- Beautiful Sunny Rear Garden And Large Front Garden
- Garage
- Off Street Parking For A Small Car
- Fantastic Location With A Short Walk To The Seafront and Mainline Station
- Local Shops At The Top Of The Road And Bus Stop Outside
- Being Offered With No Onward Chain

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Appointment are delighted to offer for sale this two double bedroom detached bungalow situated on the Thorpe Bay/Southend border.

Being offered with no onward chain is just an extra bonus of why you should come and see what could potentially be your new home. The property boasts a large lounge/diner which leads through to a conservatory spanning the width of the property, has two double bedrooms, bathroom, separate w/c and kitchen to the rear. Other features of this fantastic property are the sunny, well maintained rear garden, detached garage, off street parking, large front garden and the potential

to extend both up and out with the correct planning.

With the seafront at one end of the road, mainline station only a short walk away, local shops and good schools and a bus stop outside, this property is positioned in the perfect location.

Call us today to arrange a viewing.

Porch

Double glazed led light siding doors to front leading to internal porch with tiled flooring and door through to the hallway.

Hallway

Doors leading to all accommodation, two wall mounted radiators, dado rail, loft access and carpet laid to floor.

Bedroom 1

13'10" x 15'7" (4.24 x 4.76)
Smooth ceiling, feature triangular window to side, double glazed led light bay window to front, wall mounted radiator, carpet laid to floor.

Bedroom 2

11'4" x 10'9" (3.47 x 3.29)
Smooth ceiling with coving, wall mounted radiator, double glazed led light window to side, carpet laid to floor.

Lounge/Diner

26'7" x 12'10" (8.11 x 3.93)
Double glazed led light bay window to front, two feature triangular windows to side and double glazed sliding patio doors leading to the conservatory, feature brick built fireplace with tiled hearth, coving to ceiling, wall mounted radiator, carpet laid to floor.

Bathroom

8'10" x 5'1" (2.71 x 1.55)
Fitted with a two piece suite comprising hand basin and panel bath with shower screen and shower attachment, airing cupboard, wall mounted radiator, window to rear, shaver power point and tiled flooring.

WC

7'6" x 2'7" (2.30 x 0.79)
Fitted with low level w/c, window to side, half tiled walls and tiled flooring.

Kitchen

12'5" x 11'8" (3.80 x 3.56)
Fitted with a range of glass front wall units and low level cupboards with roll edge work surface, inset stainless steel sink and drainer, space and plumbing for washing machine, space for other appliances such as, cooker and tall fridge freezer,

double glazed led light window to side and rear and double glazed door leading to the conservatory, half tiled walls and vinyl tile effect flooring.

Conservatory

24'6" x 8'2" (7.48 x 2.5)
Windows to sides and rear with sliding doors leading to the rear garden and tiled flooring.

Rear Garden

Commencing with a paved patio area with remainder laid to lawn with established trees and shrubbery, access to the rear of the garage.

Garage

Access via up and over door to front and door to rear leading to garden, with power and light.

Parking

Shared paved driveway with next door.

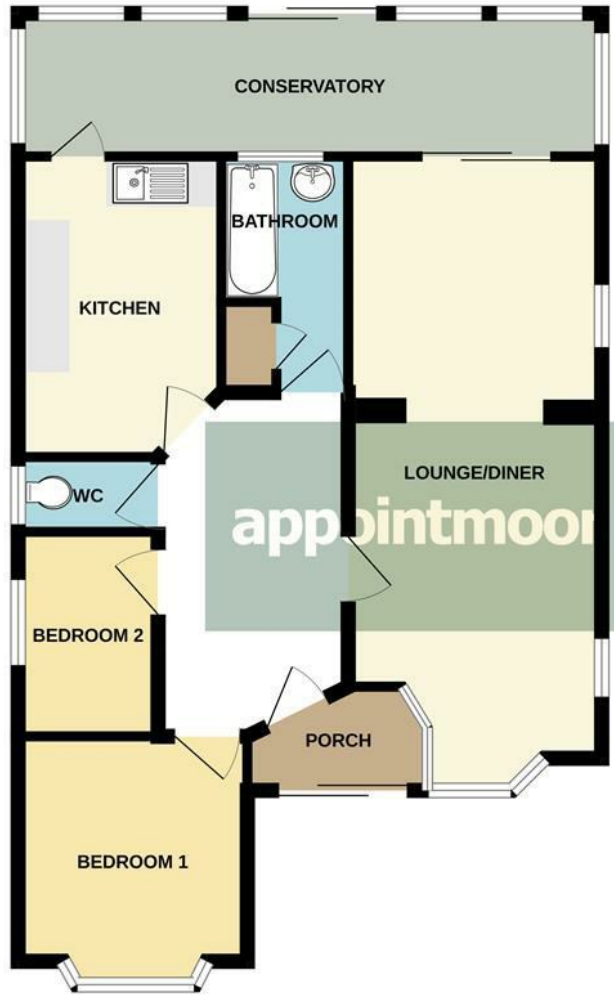
Front Garden

Steps leading up to an established front garden with trees and shrubbery.

School Catchments

Greenways Primary School
Southchurch High School
Southend High School for Girls
Hamstel Junior School





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		
		80
	48	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk

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