



FOR SALE

Royal Terrace, Southend-On-Sea SS1 1DY

£950,000 Freehold

- Panoramic Sea Views
- Grade II Listed Town House
- 5 Bedrooms
- 4 Reception Rooms
- Accommodation over 4 Floors
- Private South Facing Balcony
- Extensively Refurbished Throughout
- Filled With Character and Charm
- Two Off Street Parking Spaces
- Moments from Town Centre & Seafront

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

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Description

Appointmoor are delighted to offer to the sales market this superb 5 bedroom, 4 storied Georgian town house oozing with original charm and character. The Grade 2 listed building was originally constructed in 1792 and offers vast and spacious living accommodation over 4 floors including 4/5 bedrooms, 4/5 reception rooms, luxury fitted bathroom suite, high quality kitchen and a large separate utility room. The property further benefits from gated parking to the rear and south facing sea views with a balcony to the main lounge.

Situated at the top of Cliff Gardens which offers superb sea views from the ground floor up, the property is also within a stones throw of

Southend town centre which offers a wide range of amenities such as shopping facilities, independent coffee houses, restaurants and bars, as well as being a respectable distance from some of Southend's best attractions and a short walk to mainline rail stations with direct links to London.

The basement floor of the property benefits from its own separate external and internal access, lending itself to be used as a self contained apartment or as an annex.

We would strongly advise arranging a viewing of this very impressive family home.





Entrance Hallway

Original front door, parquet flooring, panelled walls, fitted door mat, fixed light fixture, original skirting boards and coving and double doors leading in to hall. Doors to all rooms.

Sitting Room

15'5 x 13'7 (4.70m x 4.14m)

Parquet flooring, wall mounted and hanging light fixtures, radiator, open fireplace complete with granite hearth and marble mantle, two original sash windows to front aspect complete with original wooden shutters, original coving, skirting and ceiling rose.

Study

12'7 x 11'9 (3.84m x 3.58m)

Fitted carpet, coving, skirting and picture rail, original window to rear aspect and radiator.

Utility Room

13'9 x 9'5 (4.19m x 2.87m)

Tiled flooring, mixture of low level and wall mounted kitchen units with granite work tops, butler sink, space for washing machine and separate dryer, spot lights, window to side aspect and door leading to parking at rear.

Downstairs To Basement Level

Carpeted stairs and banister leading to basement level of property.

Living Room

20'3 x 14'11 (6.17m x 4.55m)

Fitted carpet, two large radiators, spot lights, sash window to front aspect, fitted cupboard housing electrics, door leading to external stair access, opening to:

Dining Room/Bedroom

12'7 x 9'11 (3.84m x 3.02m)

Tiled flooring, under floor heating, window to rear aspect, skirting, spot lights and radiator.

WC

Cloakroom located under the stairs with tiled flooring, fixed light fixture, WC and hand wash basin.

Kitchen

14'11 x 9'5 (4.55m x 2.87m)

Tiled flooring, under floor heating, mixture of low level and wall mounted kitchen cabinetry, granite worktops, space for large range cooker and oven, space for large freestanding fridge freezer, integrated microwave and dishwasher, fitted extractor fan, butler sink and spot lights. Door leading to courtyard.

Courtyard

Paved courtyard with seating area, stairs leading to private rear parking.

Stairs To First Floor

Carpeted stairs from entrance hallway leading to first floor.

Lounge

19' x 14'8 (5.79m x 4.47m)

Original wood flooring, original open fireplace, two radiators, wall mounted and hanging light fixtures, panelled walls, original coving, skirting and ceiling rose, original sash windows to front aspect complete with original wooden shutters and original door leading to balcony.

Balcony

South facing balcony with stunning Estuary views, decked flooring and cast iron hand rails.

Bedroom

11'8 x 11'4 (3.56m x 3.45m)

Bedroom with fitted carpet, two fitted cupboards, fitted light fixture, coving and skirting and radiator.

Bedroom

13'7 x 9'5 (4.14m x 2.87m)

Bedroom with fitted carpet, two windows to side and rear aspect, coving and skirting, cupboard and hanging light fixture.

Shower Room

Tiled flooring, window to side aspect, hand wash basin with vanity unit, WC & large walk in shower.

Stairs To Second Floor

Carpeted stairs leading to top floor.

Bedroom

18'8 x 15' (5.69m x 4.57m)

Bedroom with fitted carpet, three original windows offering south facing estuary views, open fireplace, skirting and coving and two wall mounted and hanging light fixtures.

Bedroom

11'8 x 10'11 (3.56m x 3.33m)

Bedroom with fitted carpet, hanging light fixture, window to rear aspect, two fitted cupboards, radiator, coving and skirting.

Bathroom

16' max x 8'7 (4.88m max x 2.62m)

Fully tiled flooring and walls, walk in wet room shower, free stand hand wash basin, WC, large free-stand bath tub with deck shower attachments, two windows to side aspect and spot lights.

Parking

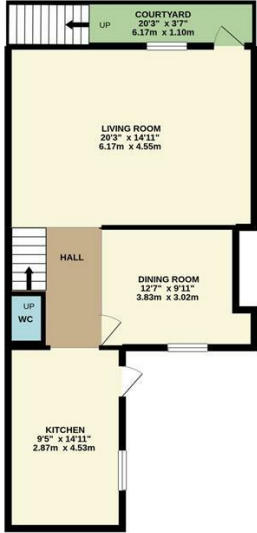
Two parking spaces to the rear of the property with gated and secure access from Royal Mews.

Tenure

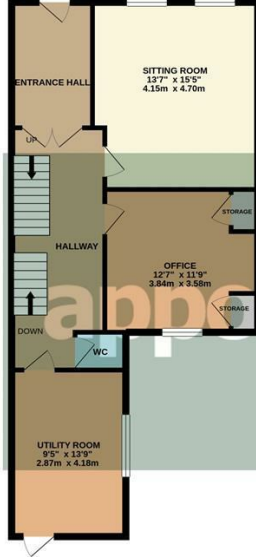
Freehold
Council Tax Band - G



BASEMENT
632 sq.ft. (58.7 sq.m.) approx.



GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR FRONT
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR FRONT
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 2612 sq.ft. (242.7 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	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81
(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	
63	
EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.
VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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