



# FOR SALE

## Priory Crescent, Southend-On-Sea SS2 6JZ

Offers In Excess Of £400,000 Freehold Council Tax Band - C 1119.46 sq ft

- Three Bedroom Semi-Detached House
- Bright, Airy Sun Room
- Luxury Modern Bathroom Suite
- Generous Rear Garden
- Off-Street Parking For Two Cars
- Prime Location Opposite Priory Park
- Short Walk To Prittlewell Station
- Contemporary Fitted Kitchen
- Bay Window Features
- Close To A127

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

**appointmoor**

## Description

A beautiful three bedroom semi-detached house, just minutes from priory park and Prittlewell Station.

This property is move in ready with modern bathroom fixtures and a fully bright white aesthetic appeal. A real highlight of this property is the bright sun room to the rear—ideal as a reading area, or just a tranquil spot to enjoy your morning coffee while overlooking the garden.

Outside, the home benefits from off-road parking, a sought-after feature in the area, and a private rear garden that

provides a pleasant outdoor space for relaxation or entertaining.

Located just a short walk to Prittlewell Station, the property is perfectly positioned for commuters, offering direct connections into London and surrounding areas. For leisure, the beautiful Priory Park is just around the corner, providing open green space for taking your dog for a stroll and playgrounds to entertain the little ones.

## Measurements

2'1 (0.64m)

Entrance Porch - 6'3 x 2'1 (1.91m x 0.64m)

Entrance Hall - 16'2 x 5'9 (4.93m x 1.75m)

Lounge - 15'4 x 11'1 (4.67m x 3.38m)

Dining Room - 15'2 x 10'7 (4.62m x 3.23m)

Kitchen - 8'8 x 6'9 (2.64m x 2.06m)

Sun Room - 15'1 x 6'6 (4.60m x 1.98m)

First Floor Landing - 9'1 x 5'1 (2.77m x 1.55m)

Bedroom 1 - 15'4 x 11'6 (4.67m x 3.51m)

Bedroom 2 - 12'8 x 11'6 (3.86m x 3.51m)

Bedroom 3 - 8'1 x 6'2 (2.46m x 1.88m)

Bathroom - 8'1 x 6'2 (2.46m x 1.88m)

## Ground Floor

A quaint and bright entrance porch leading into the hallway, to the right is a spacious lounge and area for a mounted TV. Also off the hallway the dining room and kitchen which are joined by the sun room to the rear, creating a beautiful flow to the property.

## First Floor

From the top of the stairs to the left is the highly modern family bathroom, with stylish bath and large overhead rainfall shower-head. Bonus features of the bathroom are the interactive light up mirror and underfloor heating adding to the sleek feel of the property. Following round from the bathroom are two double bedrooms and a single bedroom ideal for a young child. The loft is fully boarded and is an additional useable space.

## Exterior

A generous rear garden, part paved and laid to lawn, ideal for hosting a summer barbecue. This property also features large double gated side access for extra convenience. The front of the house has been silicone rendered. Space for two cars to park on the driveway makes this home highly desirable.

## Location

Just a short stroll to both the picturesque Priory Park and Prittlewell Station for commuters makes this property a great spot to be. The home is surrounded by plentiful greenery, making your window views peaceful and pleasant. The house is also plotted close to the A127 making venturing out of Southend ultra convenient.

## School Catchments

Bournemouth Park Academy

Chase High 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.  
Made with Metropix ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>77</b>


Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

**appointmoor**

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

-  [facebook.com/appointmoor](https://facebook.com/appointmoor)
-  [Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)
-  [twitter.com/appointmoor](https://twitter.com/appointmoor)
-  [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)