



# FOR SALE

## Arlington Road, Southend-On-Sea SS2 4UN

Offers In Excess Of £450,000 Freehold Council Tax Band - D

1550.00 sq ft

- Five Bedroom Converted Semi-Detached Chalet Bungalow
- Offered With No Onward Chain
- Blank Canvas Property Ready For Your Finishing Touches
- Large Lounge/Diner With Sliding Doors To Garden
- Paved Driveway Providing Off-Street Parking With Potential For Additional Spaces
- Generous Rear Garden Mostly Laid To Lawn
- Attached Garage With Front And Rear Access
- Outbuilding For Storage, Summer House Or Hobby Space
- Flexible Fifth Bedroom Or Optional Office/Snug
- Peaceful Location Close To Coast, Schools, Amenities And Transport Links

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

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## Description

A must view deceptively spacious converted semi-detached chalet bungalow presents an ideal 'blank canvas' opportunity to make your own. Totalling five bedrooms, this family home is ready and waiting for the finishing touches, creating an attractive investment opportunity at the price it's being offered for. With no onward chain, there's no delays with making this move.

Already benefitting from a garage and off street parking, this home has the potential for expanding the driveway space if needed. A sizeable rear garden only adds to the homes appeal with assurance that the little ones in your life will have freedom to run around and play on a warm and sunny day.

Set on a peaceful road that frequents minimal traffic and just short journeys away from tranquil park walks and sunsets on the beach, you are never far from somewhere picturesque to enjoy quality time with the ones you love.





## Measurements

Hallway  
16'11 x 3'2 (5.18m x 0.99m)  
Lounge/Diner  
24'6 x 11'11 (7.49m x 3.65m)  
Kitchen  
10'9 x 8'6 (3.30m x 2.60m)  
Shower Room  
9'4 x 7'6 (2.87m x 2.31m)  
Landing  
8'2 x 2'5 (2.51m x 0.74m)  
Bedroom 1  
13'11 x 12'3 x 13'0 into recess (4.25m x 3.74m x 3.98m into recess)  
Bedroom 2  
12'0 x 10'5 (3.68m x 3.18m)  
Bedroom 3  
12'0 x 10'4 (3.67m x 3.17m)  
Bedroom 4  
7'11 x 4'8 x 13'4 (2.43m x 1.44m x 4.08m)  
Bedroom 5 / Reception Room  
10'0 x 12'0 (3.07m x 3.67m)  
Planned Bathroom (Unfinished)  
9'7 x 6'11 (2.93m x 2.11m)

## Ground Floor

Upon entering, a welcoming and spacious hallway sets the tone for this versatile and roomy home. To the left, you'll find bedroom 1, complete with an attractive bay window and plenty of space for wardrobes. The ground floor also features a convenient shower room already set out with walk-in shower and seat, w/c and handbasin. Next along the hallway is the kitchen with side access to the garden and ample space for base and wall units, including a charming period serving hatch window looking into the generous lounge/diner. From here, sliding doors open to the garden, filling the space with light, you can comfortably house several sofas and a large dining table, a wonderful area for spending quality time with family and entertaining guests. Completing the ground floor is a fifth bedroom, which can easily serve as a home office, snug, or additional reception room of your choosing.

## First Floor

The first floor has been thoughtfully designed to accommodate a family's needs and awaiting your finishing touches. A planned bathroom area with plumbing already in place to create your

peaceful and relaxing retreat after a days work. Straight ahead is the second bedroom, a spacious double with pre-installed space for built-in storage. Adjacent, you'll find bedroom 3, another double room with ample space for wardrobes, while bedroom 4, currently housing a double bed, could serve as a guest room, younger child's room/nursery or dressing room if desired.

## Exterior

The property benefits from an attached garage with front and rear access, alongside a paved driveway providing off-street parking. There is further potential to re-landscape the front for additional parking spaces if desired. The rear garden is abundant in size, mostly laid to lawn, making it perfect for children to play or summer bbq. A useful outbuilding sits at the rear, offering the chance to create a summer house or hobby space.

## Location

Set on the quiet Arlington Road in Southend-on-Sea, this home enjoys minimal traffic and a peaceful setting. It lies within easy reach of the seafront for striking sunset beach walks, local schools for your children to attend, delicious restaurants for when you fancy a treat, and shopping facilities for food and retail goods. Southend East Train Station is only a short drive away, ensuring excellent commuter links. For leisure, the picturesque Southchurch Park offers delightful walks and green open space just a short drive away. This location not only delivers on the road its situated, it delivers all round.

## School Catchments

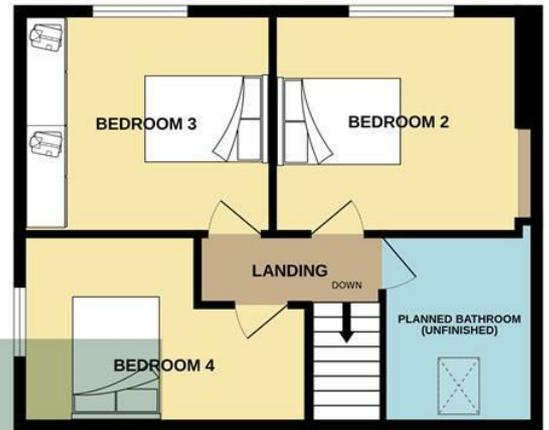
Hamstel Infant School and Nursery and Hamstel Junior Schools  
Southchurch High School

## Tenure

Freehold







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		76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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