



# FOR SALE

**Arlington Road,  
Southend-On-Sea SS2 4UW**

Asking Price £575,000 Freehold Council Tax Band - D

1808.00 sq ft

- Four Bedroom Semi-Detached Bungalow
- Large Modern Family Room
- Fitted Kitchen & Utility Room With Integrated Appliances
- Large Rear Garden
- Office/Sitting Room Space
- Generously Sized Bedrooms
- Two Bathrooms & Separate Shower Room
- Catchment For Good Schools
- Local Amenities Nearby
- Walking Distance To Southend East Station

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

**appointmoor**

## Description

We are pleased to bring to market Arlington Road, a stunning four / five bedroom semi-detached Chalet, situated in the heart of the Wick estate, just off Southchurch Boulevard /Thorpe Bay borders in Southend-On-Sea.

Beautifully renovated, this family home offers ample space throughout with 4 generously sized bedrooms, 3 bathrooms, an incredibly spacious and modern family room with Side & Fold Doors to the rear, office space and a large rear garden. You also have the added bonus of a utility area and garage space, racked out perfectly for storage.

Situated just off Southchurch Boulevard , you have a range of local amenities nearby, walking distance to Southend East & Thorpe Bay Train Stations and also great school catchments only a short distance away. The driveway also offers ample space for several vehicles.

If you are looking for the perfect family home, please give us a call now to arrange a viewing!

### Porch

Double glazed door to entrance, tiled flooring, double glazed window to front aspect, double glazed obscure door leading to:

### Entrance Hall

Solid wooden flooring, radiator, double glazed internal window to side aspect, under stair storage cupboard, pendant lighting.

### Family Room

26'2" x 18'6" (8.00 x 5.64)

Porcelain flooring with underfloor heating, double glazed window to rear aspect, double glazed bi-fold doors to rear aspect, double glazed Velux windows, spotlight lighting.

### Kitchen/Diner

21'1" x 12'2" (6.45 x 3.71)

Porcelain flooring with underfloor heating, base & wall units, Quartz worksurface incorporating 5 point gas hob with extractor over, integrated double oven, integrated dishwasher, spotlight lighting.

### Utility Room

18'9" x 5'1" (5.72 x 1.55)

Porcelain tiled flooring with underfloor heating, base & wall units, Quartz worksurface incorporating stainless steel sink & drainer, space for fridge/freezer, space and plumbing for washing machine, ample storage space, spotlight lighting.

### Office/Sitting Room

12'2" x 11'1" (3.71 x 3.38)

Wooden flooring, radiator, coving to ceiling, pendant lighting.

### Bedroom 1

13'3" x 13'1" (4.04 x 4.01)

Carpet flooring, radiator, double glazed bay window to front aspect, coving to ceiling, pendant lighting.

### En-Suite

Wooden flooring, heated towel rail, double glazed obscure window to side aspect, partially tiled walls, shower cubicle, hand basin, W/C, spotlight lighting.

### Shower Room

Laminate flooring, radiator, shower cubicle, partially tiled walls, W/C, shelving units, ceiling mounted lighting.

### Bedroom 4

11'3" x 7'6" (3.43 x 2.29)

Carpet flooring, radiator, double glazed window to front aspect, coving to ceiling, pendant lighting.

### Landing

Carpet flooring, double glazed Velux window, pendant lighting.

### Bedroom 2

16'9" x 12'9" (5.13 x 3.91)

Laminate flooring, radiator, double glazed window to rear aspect, pendant lighting.

### Bedroom 3

12'2" x 11'1" (3.71m x 3.38m)

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

### Bathroom

Tiled flooring, double glazed window to rear aspect, heated towel rail, panelled bath, hand basin with vanity unit under, W/C, spotlight lighting.

### Rear Garden

Porcelain tiled patio area, laid to lawn, laid stones to rear, shed to remain.

### Garage

Electric up and over door, shelved units, power & lighting.

### Front Of Property & Parking

Block paved driveway with space for several vehicles.

### School Catchments

Southend High School for Girls  
Hamstel Infant School  
Southchurch High School  
Hamstel Junior School





GROUND FLOOR



1ST FLOOR



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.



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	

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		
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**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**

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