



# FOR SALE

## Lancaster Gardens, Southend-On-Sea, SS1 2NT

Asking Price £400,000 Freehold Council Tax Band - D

3  2  1  1076.39 sq ft

- Three Bedroom Semi-Detached Corner Plot House
- Lounge/Diner With Working Gas Fireplace
- Bright Bay Fronted Kitchen With Extensive Cabinetry
- Main Double Bedroom With Bay Window And En-Suite
- Second Bedroom With Built-In Wardrobe Storage
- Rear Garden With Lawn, Paved Areas And Landscaped Borders
- Driveway And Garage Accessed Directly From The Rear Garden
- Convenient Side Access Between The Front And Rear Gardens
- Close To Southend Seafront, City Centre And Local Parks
- Excellent Access To Southend Central, Victoria And East Train Stations

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## Description

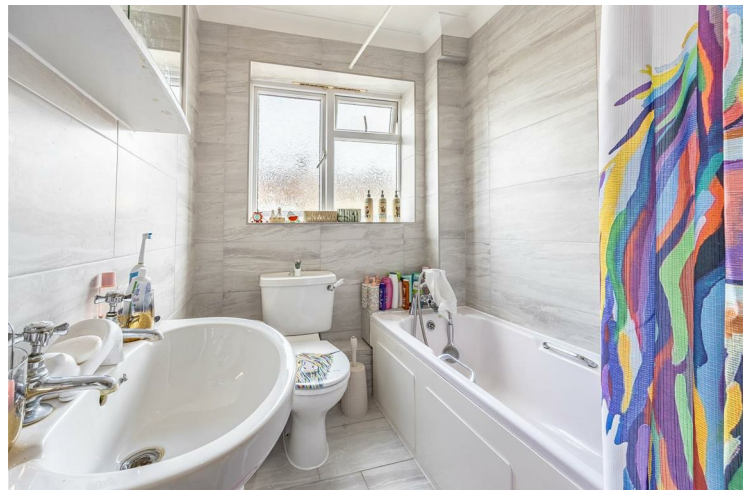
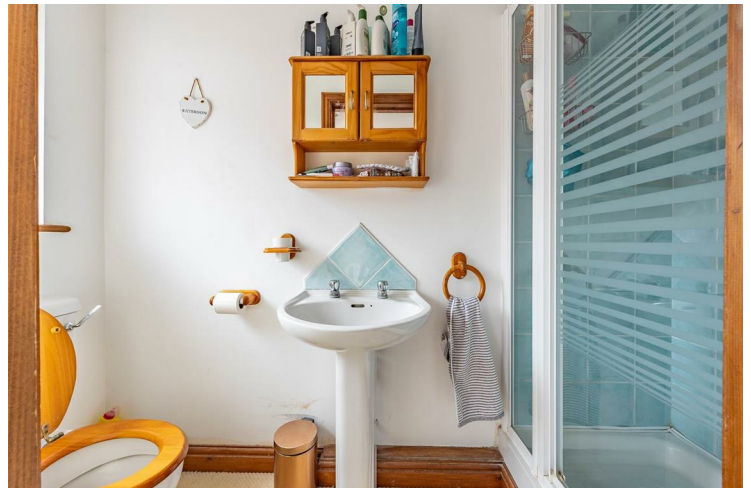
Arranged across two well-proportioned floors, this inviting three-bedroom home blends practical family living with character.

A sociable lounge/diner opens directly to the garden, while the bright bay-fronted kitchen brings everyday practicality. Upstairs, a generous main bedroom with en-suite, fitted storage in the second bedroom and a flexible third bedroom create a home ready to adapt as life evolves.

Outside, the property offers accessibility that makes day-to-day life easier. The rear garden combines a lawn with paved areas and landscaped borders, creating somewhere to enjoy throughout the seasons. Direct access towards the driveway and garage, useful side access and both stepped and ramped approaches to the front further enhance its practicality.

Set within Lancaster Gardens, the home balances residential living with excellent access to everything Southend has to offer. The city centre, High Street, seafront and nearby parks are all within easy reach, while Southend Central, Victoria and East stations provide excellent rail connections, making the position particularly appealing for families, commuters and those seeking a convenient coastal lifestyle.





## Measurements

Hallway  
1.85m < 2.00m x 4.70m (6'0" < 6'6" x 15'5")  
Kitchen/Diner  
4.08m x 3.93m into bay (13'4" x 12'10" into bay)  
Lounge  
5.62m < 6.08m x 4.68m (18'5" < 19'11" x 15'4")  
W/C  
1.95m x 0.86m (6'4" x 2'9")  
Bedroom 1  
3.86m into bay x 3.91m (12'7" into bay x 12'9")  
En-suite  
2.50m x 0.98m (8'2" x 3'2")  
Bedroom 2  
3.56m including fitted wardrobes x 2.72m (11'8" including fitted wardrobes x 8'11")  
Bedroom 3  
2.38m x 2.96m (7'9" x 9'8")  
Bathroom  
2.53m > 1.81m x 1.74m (8'3" > 5'11" x 5'8")  
Landing  
3.38m x 2.19m at widest points (11'1" x 7'2" at widest points)

## Ground Floor

The lounge/diner forms the heart of the ground floor, with a working gas fireplace bringing warmth and character to the room. Double doors from the hallway create an inviting entrance, while a further set opens directly into the rear garden, allowing life indoors and out to connect effortlessly during the warmer months. The kitchen is equally appealing, with a beautiful bay window drawing an abundance of natural light into the room. Cabinetry is fitted around three sides to provide generous storage and preparation space, creating a practical setting. A side door offers convenient access between the front and rear gardens, while a separate ground floor W/C completes this level.

## First Floor

Ascending to the first floor, a particularly generous landing gives the upper level an immediate feeling of openness, leading naturally to all three bedrooms and the bathroom. The main bedroom is a double room, enhanced by a bay window that brings character. Its private en-suite shower room adds an extra touch of comfort and convenience. The second bedroom provides the benefit of built-in wardrobes, helping to keep the room organised without compromising valuable floor area. Bedroom three offers excellent versatility, whether styled as a younger child's

bedroom, nursery, dedicated home office or creative space. Completing the first floor is the family bathroom, fitted with a bath, W/C and hand basin.

## Exterior

The rear garden provides an outdoor setting with plenty of scope for relaxing, entertaining and family life. A laid to lawn area creates room for children to play and enjoy the sunshine, while paved sections offer natural spaces for outdoor furniture and summer dining. Landscaped border beds introduce colour and greenery, with a garden shed providing useful storage. Practicality has also been carefully considered, with a rear gate giving direct access towards the driveway and garage, as well as a side access gate connecting the front and rear of the property. To the front, both stepped and ramped paved approaches lead towards the entrance, framed by a smart brick boundary and providing a particularly accessible welcome to the home.

## Location

Positioned on Lancaster Gardens, the home enjoys the convenience of being close to Southchurch Road and Southend city centre, placing the shops, cafés, restaurants and everyday amenities of Southend High Street within easy reach. Local schooling includes Porters Grange Primary School and Nursery, with Southchurch High School serving the street's secondary catchment. For time outdoors, Southchurch Park and Southchurch Hall Gardens provide attractive nearby green spaces, while Southend's famous seafront and coastline are also readily accessible. Commuters are particularly well served, with Southend Central train station offering direct c2c services towards London Fenchurch Street, while Southend Victoria provides Greater Anglia services to London Liverpool Street. Southend East is another convenient rail option nearby.

## School Catchments

Porters Grange Primary School and Nursery  
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) <b>A</b>                          |         | <b>87</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>                            |         | <b>74</b>                                                                           |
| (1-20) <b>G</b>                             |         |                                                                                     |
| Not energy efficient - higher running costs |         |                                                                                     |
| England & Wales                             |         |                                                                                     |
| 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 |                            |                                                                                     |
| England & Wales                                                 |                            |                                                                                     |
|                                                                 | EU Directive<br>2002/91/EC |  |

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