



# FOR SALE

**Maplin Way,  
Southend-On-Sea SS1 3NA**

Guide Price £700,000 Freehold Council Tax Band - E

1679.18 sq ft

- Guide Price £700,000 - £750,000
- Spacious Family Home
- Bright, Airy, And Versatile Living Spaces
- Modern Fixtures And Stylish Finishes Throughout
- Expansive Kitchen And Breakfast Area
- Situated On A Generous Plot
- Close To The Seafront
- Shopping Amenities Close By
- Large Secluded Garden With Mature Trees And Shrubs
- Good School Catchments

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

**appointmoor**



## Description

Situated on Maplin Way and just a short stroll from the seafront, this beautifully presented three-bedroom home offers an exceptional blend of space and style.

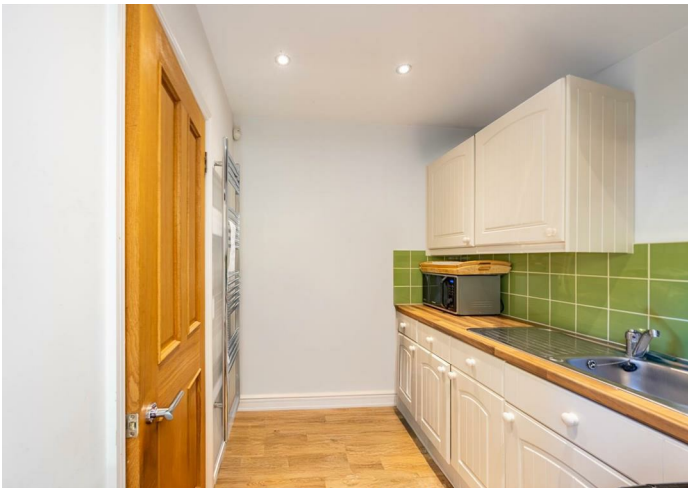
Set on a generous plot, the property boasts a secluded, mature garden filled with established trees and shrubs – perfect for relaxing or entertaining. The driveway also offers space for several cars to park adding to the convenience of the property.

You step inside to discover a home designed with comfort and practicality in mind. At its heart is a huge kitchen/breakfast area, ideal for family life and social gatherings. The home features modern fixtures throughout, a spacious layout, and a bright, welcoming atmosphere in every room.

Whether you're enjoying the outdoors in the garden or cooking up a storm in the modern kitchen, this property offers both contemporary living and a tranquil retreat – all within easy reach of the coast and Thorpe Bay Station.









## Measurements

Entrance Lobby  
7'6 x 9'1 (2.31m x 2.77m)  
Entrance Hall  
7'4 x 14'9 (2.26m x 4.50m)  
W/C  
4'5 x 5'4 (1.35m x 1.65m)  
Lounge  
11'10 x 17'10 (3.63m x 5.44m)  
Kitchen/Breakfast Room  
19'6 x 22'11 (5.96m x 7.00m)  
Utility Room  
6'2 x 8'0 (1.88m x 2.44m)  
Study/Bedroom 4  
7'8 x 15'3 (2.34m x 4.67m)  
Landing  
4'5 x 12'11 (1.37m x 3.96m)  
Bedroom 1  
11'10 x 17'8 (3.63m x 5.41m)  
En-Suite  
3'10 x 6'5 (1.17m x 1.98m)  
Bedroom 2  
9'10 x 13'1 (3.02m x 4.01m)  
Bedroom 3  
8'3 x 10'11 (2.54m x 3.35m)  
Bath/Shower Room  
9'4 x 13'1 (2.87m x 4.01m)

## Ground Floor

The perfect family friendly layout, the bright entrance lobby leads into the spacious hallway with storage cupboards in both areas. From the hallway follows into a generous lounge, study (optional fourth bedroom), downstairs W/C and of course, the heart of the home, the kitchen/lounge/diner, with space for a dining table, and three person sofa, this is a wonderful communal area where family and friends can come together. Imagine family barbeques in the sunshine, the bi-folding doors from the kitchen/lounge/diner fully open creating a seamless entrance into the large garden which feels very secluded thanks to the mature trees and shrubbery surrounding the edges.

## First Floor

A plush carpeted half landing staircase with a large window floods the space with natural light. From the landing you'll find the first bedroom, with ample space for wardrobes and drawers and the luxury of an en-suite shower room. Furthermore, there are two bedrooms ideal for your children, bedroom 2 also features built in storage with double doors making finding room for belongings a breeze. There is loft access which is half boarded for extra space too.

## Exterior

A generous sized plot, the front of the property has a modern feel and with space for several cars to park in the gravel driveway, you won't need to worry about finding parking when people come to visit. The rear garden has a huge laid to lawn area perfect for children to run around, play and grow. The garden also has a large patio area, suitable for creating a stylish outdoor seating area for those sunny days.

## Location

A short walk to the beach, a park to play in and with shops and restaurants close by, this property is in a prime location for families who enjoy soaking in the outdoors. You can expect to find yourself happily strolling along the sea front with an ice cream in hand.

## School Catchments

Thorpedene Primary School  
Shoeburyness High School  
Close to the following private schools:  
Thorpe Hall School  
Alleyn Court Prep School

## Tenure

Freehold

## Note

The Vendor is in the process of purchasing a new build property which is due to be completed early 2026, so there would be a delay between exchange and completion on this property.









## 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.  
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	

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)