

Asking Price £325,000 | Freehold

Eastern Avenue, Southend-on-Sea, Essex, SS2 4BN

LEADERS







Key Features & Description

- No onward chain
- Spacious lounge measuring approximately 20'7 x 13'2
- Two double bedrooms and a third bedroom
- First-floor shower room
- Rear garden with patio and lawn areas
- Detached outbuilding with additional WC
- Convenient location for local schools, shops and transport links
- Approximately 968 sq ft of internal accommodation
- EPC Rating G | Council Tax Band B

Situated along Eastern Avenue in Southend-on-Sea, this family home offers well-proportioned accommodation throughout, with a spacious lounge, fitted kitchen, three bedrooms and a good-sized rear garden with the added benefit of an external outbuilding.

The ground floor commences with an entrance hallway providing access to the kitchen and generously sized lounge, measuring approximately 20'7 x 13'2. The lounge offers plenty of space for both relaxing and entertaining, with a pleasant outlook towards the rear garden. The fitted kitchen provides a range of storage units and worktop space, with access to the garden.

To the first floor, the landing leads to three well-proportioned bedrooms, comprising two good-sized double bedrooms and a further third bedroom, ideal as a child's room, guest bedroom or home office. The accommodation is completed by a shower room, with a separate WC adding further practicality.

Externally, the property benefits from a rear garden offering a combination of patio and lawn areas, with established planting and space to enjoy outdoor dining or entertaining. A particularly useful addition is the detached outbuilding, measuring approximately 13'9 x 6', which incorporates a separate WC and offers useful storage space.

The property is conveniently positioned for a range of local amenities, including nearby shops and supermarkets, with Waitrose and the wider Fossetts Park retail area close by. There are also several local schools within easy reach, including Temple Sutton Primary School and Cecil Jones Academy. For those who enjoy keeping active, Southend Leisure and Tennis Centre and Garon Park are also nearby.

Commuters are well catered for, with Southend East and Prittlewell railway stations both accessible, providing connections towards London. Southend town centre and its range of shops, restaurants and seafront attractions are also within easy reach.

An excellent opportunity for buyers seeking a three-bedroom home with practical living accommodation, a useful garden outbuilding and convenient access to local amenities and transport links.





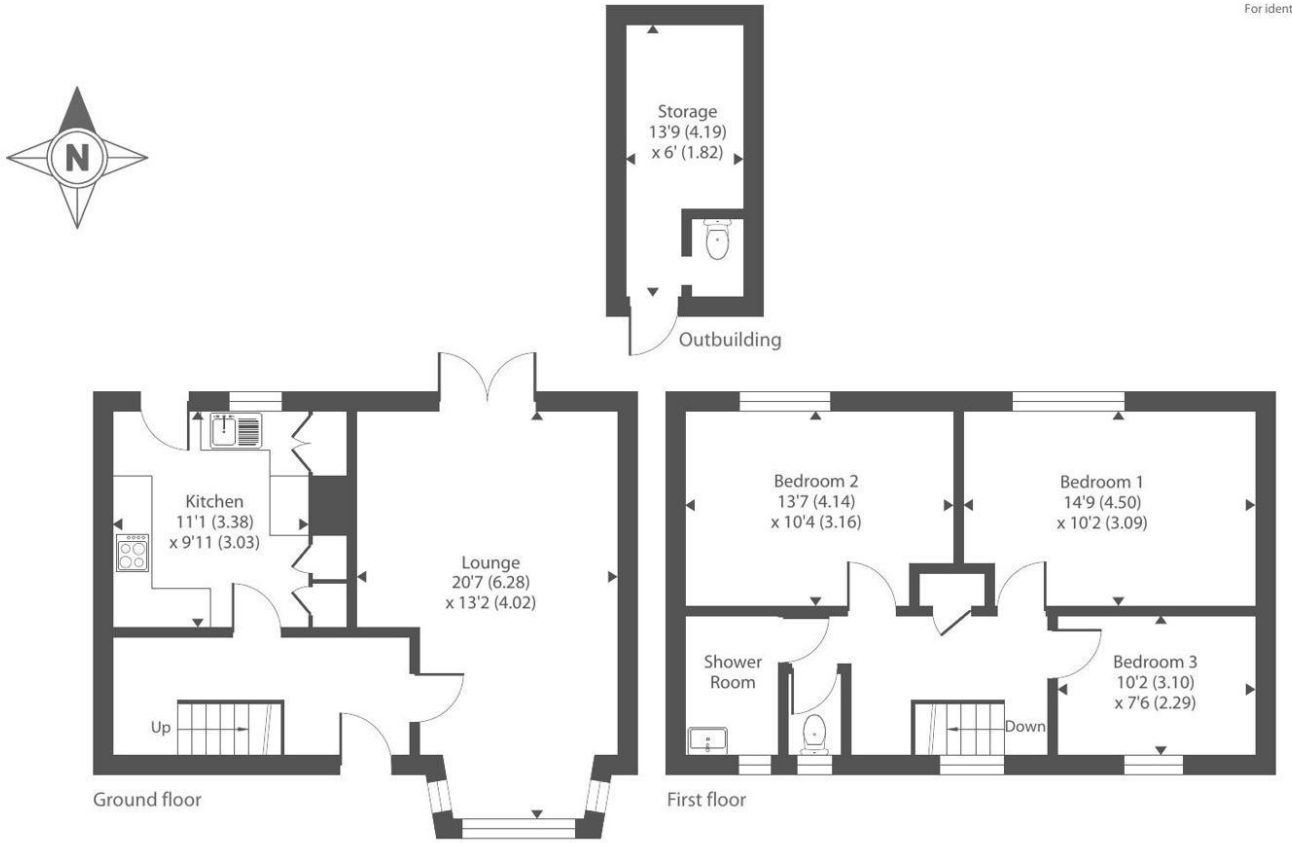








Approximate Area = 968 sq ft / 89.9 sq m
Outbuilding = 82 sq ft / 7.6 sq m
Total = 1050 sq ft / 97.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Please verify independently before making decisions.Produced for Leaders Sales Ltd. REF: 1540733

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Important Notice

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