

86 Alexandra Road, Southend-On-Sea

STUNNING THREE BEDROOM END OF TERRACE HOME IN A SOUGHT-AFTER CONSERVATION AREA | ARRANGED OVER THREE FLOORS | OFF STREET PARKING | ENSUITE TO MASTER BEDROOM | ORIGINAL FEATURES | COURTYARD GARDEN | NO ONWARD CHAIN | WALKING DISTANCE TO TRAIN STATION, TOWN CENTRE & SEAFRONT



Price £650,000 Leasehold

THREE BEDROOM END OF TERRACE HOUSE

SITUATED WITHIN A SOUGHT-AFTER
CONSERVATION AREA

NO ONWARD CHAIN

ENSUITE TO THE MASTER BEDROOM

WEALTH OF ORIGINAL FEATURES
THROUGHOUT

OFF STREET PARKING

PRIVATE COURTYARD GARDEN

WALKING DISTANCE TO TRAIN STATION

EASY ACCESS TO THE SEAFRONT

VIEWING HIGHLY RECOMMENDED

ACCOMMODATION COMPRISES;

Approached via original part glazed hardwood entrance door into:-

HALLWAY

Solid oak flooring. Radiator. Coved cornice. Recessed spotlights to ceiling. Understairs storage.

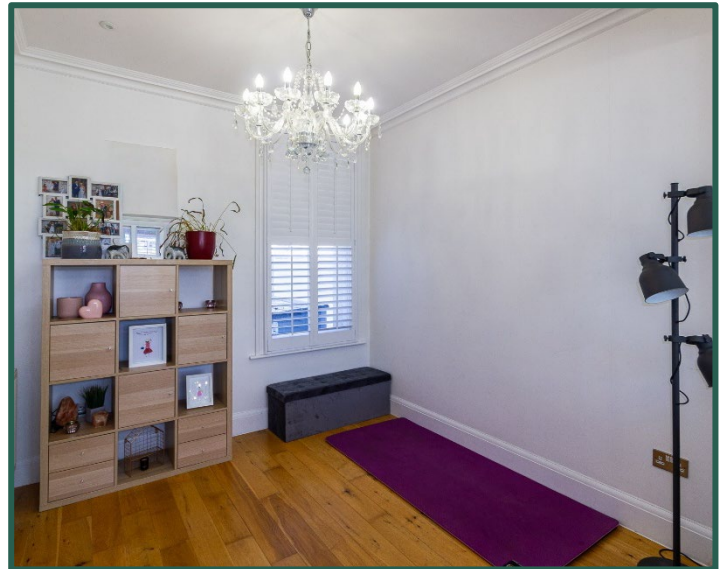
CLOAKROOM

Comprising close coupled low level w.c. Wall mounted wash hand basin.

LOUNGE/DINING ROOM 22'9" (6.93m) Into

Bay x 11'5" (3.48m) Max

Solid oak flooring. Large square bay to the front aspect with original sash windows. Further sash window to the rear aspect. Two radiators. Coved cornice and recessed spotlights to ceiling.



KITCHEN 12'5" (3.78m) x 10'0" (3.05m)

Fitted with a range of modern units to base and eye level with beech work surfaces. Inset one and a quarter bowl sink unit with mixer tap. Built-in electric oven with ceramic hob and extractor canopy over. Integrated washer-dryer. Integrated fridge-freezer. Sash window to the side aspect. Part glazed door leading to rear garden.

LANDING

Fitted carpet. Radiator.

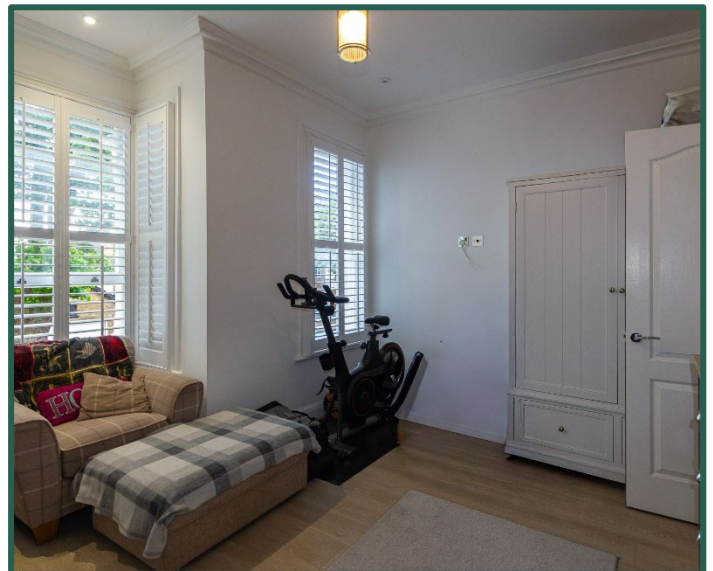


BEDROOM ONE 15'0" (4.57m) x 12'5" (3.78m)

Square bay to the front aspect with original sash windows with views towards Prittlewell Square and Estuary glimpses. Radiator. Coved cornice. Recessed spotlights to ceiling.

EN-SUITE SHOWER ROOM

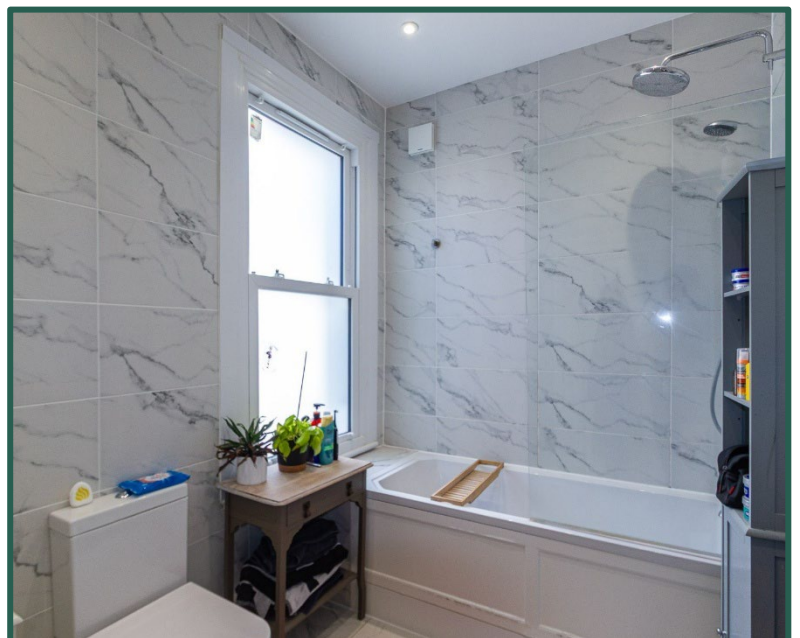
Comprising double shower enclosure. Vanity unit with inset wash hand basin. Low level w.c. Tiled floor. Radiator. Fully tiled walls.



BEDROOM TWO 10'0" (3.05m) x 6'0" (1.83m)

Sash window to rear aspect. Radiator. Coved cornice.

BATHROOM 9'5" (2.87m) x 6'5" (1.96m)
Comprising panelled bath with mixer tap with mains shower, with fixed rainfall shower head and hose attachment over. Glass shower screen. Vanity unit with inset wash hand basin. Low level w.c. Tiled floor. Radiator. . Opaque sash window to rear aspect.



SECOND FLOOR LANDING

Fitted Carpets. Access to loft space.

BEDROOM THREE 14'8" (4.47m) x 9'3" (2.82m)

Three sash windows to the front aspect.
Fitted carpet. Radiator. Coved cornice.

SHOWER ROOM 9'0" (2.74m) x 9'0" (2.74m)

Comprising Step in shower with glass screen. Low level W.C Vanity unit with inset washhand basin. Tiled floor. Coved ceiling. Sash window to rear aspect.




OUTSIDE

Rear garden fully decked courtyard style garden with fencing to boundaries. Additional garden space to the side of the property with gate leading to front garden. Pressed gravel driveway providing off-street parking for two cars. Red tiled pathway to the side.

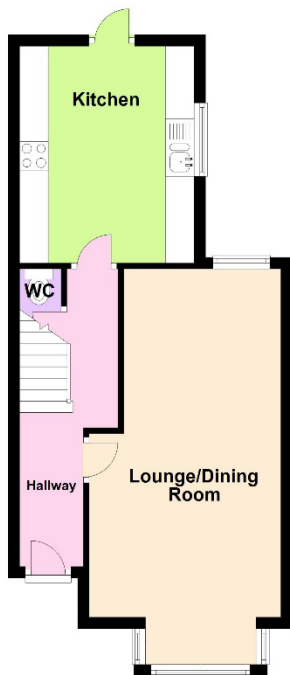


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

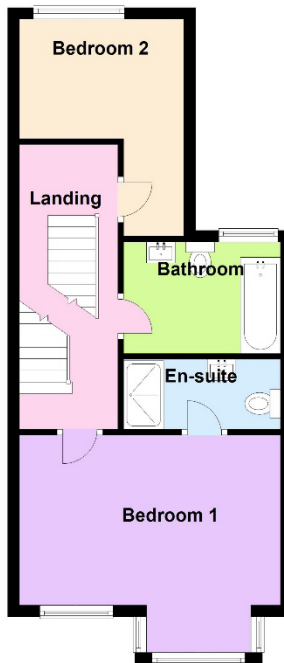
Ground Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Second Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



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