

Est. 1995

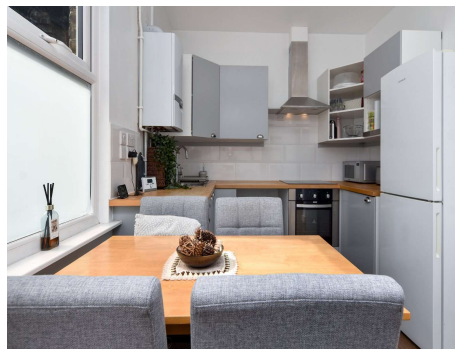
HUNT ROCHE

The Estate Agent



Asking Price: £240,000

44 Moseley Street, Southchurch Village, Southend-On-Sea, Essex, SS2 4NN



Offered with No Onward Chain, this charming and self-contained first-floor maisonette boasts a wealth of character features, including original fireplaces and impressive 9ft high ceilings. The property offers a modern Fitted Kitchen / Breakfast Room that is semi open-plan to an attractive Living Room, there is an outer lobby area, offering further space providing access to a three-piece bathroom suite, and a further guest cloakroom/WC. There THREE bedrooms and the added benefit of a small private outside area, making this a unique and inviting home that perfectly blends period charm with modern comfort.

Viewing advised.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

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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- Charming, self-contained first-floor maisonette boasting THREE BEDROOMS
- Original fireplaces and impressive 8'11ft high ceilings
- Modern Fitted Kitchen / Breakfast Room, semi open-plan to an attractive Living Room
- Useful outer lobby area providing additional space
- Three-piece bathroom suite
- Additional guest cloakroom/WC
- Small private outside area
- uPVC double glazing throughout
- Close to Southchurch shopping facilities
- Easy access to Southend East C2C line with direct trains to Fenchurch Street
- Offered with No Onward Chain
- Viewing advised – a unique home combining period charm with modern comfort



Entrance via: uPVC doors inset with a pair of obscure double glazed inserts leading to:

Reception Lobby: Laminate wood effect flooring. Wall mounted high level utility meters. Smooth plastered ceiling inset with recessed lighting. Carpeted staircase to;

Spacious Landing area: Doors to Bedrooms and open access to Living area. Spindle balustrade. Thermostat control panel. Radiator. Laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting.

Living Room: 12'1" x 10'11" (3.68m x 3.33m) uPVC double glazed window to side aspect. Attractive exposed brick chimney breast recess with wooden mantle plinth over. Access to Outer Lobby area. Radiator. Laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting. Square flat headed arch to;

Kitchen/Breakfast Room: 10' x 8'9" (3.05m x 2.67m)

uPVC double glazed 'part obscure' window to side aspect. The Kitchen is fitted with a range of eye and base level units with square edge wooden worksurfaces over inset with stainless steel single drainer sink unit with mixer tap over. Built in electric oven with four ring electric hob over with wall mounted stainless steel extractor canopy over. Undercounter integrated slimline 'White-Knight' dishwasher. Upright 'Kenwood' fridge/freezer (to remain). Under counter small 'Zanussi' washing machine (to remain). Wall mounted boiler. Splashback tiling. Radiator. Laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting.

Lobby Area: 7'1" x 6'2" (2.16m x 1.88m) Feature exposed brick wall to one aspect. Laminate wood effect flooring. Radiator. High level charming original coal chute door, adding to the property's period character. Open access to Outer Lobby area. Smooth plastered ceiling inset with recessed lighting. Panelled door to;

Bathroom: Obscure uPVC double glazed window to side aspect. Further high level obscure uPVC double glazed window to rear aspect. The three piece suite comprises a panelled enclosed 'shower bath' with fitted shower screen, mixer tap and integrated shower with hand held attachment, drencher style shower head and wall mounted controls. Vanity wash hand basin with mixer tap over with storage cupboards and drawers under and dual flush wc. Wall mounted flat panelled heated towel rail. Partly tiled walls. Smooth plastered ceiling inset with recessed lighting.

Outer Lobby: 5'2" x 3'7" (1.57m x 1.1m) Obscure uPVC double glazed window and door providing access to staircase to Outside space. Laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting. Panelled door to;

Separate Guest WC: 3'5" x 3'4" (1.04m x 1.02m) Obscure uPVC double glazed window to rear aspect. Low level dual flush wc and suspended wash hand basin with mixer tap over. Smooth plastered ceiling inset with recessed lighting.

Bedroom One: 13' (3.96) (into bay) x 10'4" (3.15) (max) uPVC double glazed bay 'part obscure' window to front aspect. window to front aspect. Radiator. Original wrought iron fireplace inset with tiled inlay to back plate. Smooth plastered ceiling inset with recessed lighting.

Bedroom Two: 10'5" x 10'4" (3.18m x 3.15m) uPVC double glazed window 'part obscure' to rear aspect. Radiator. Attractive wrought iron fireplace. Smooth plastered ceiling inset with recessed lighting.

Bedroom Three / Study: 7'1" (max) x 6'3" (2.16m (max) x 1.9m) uPVC double glazed 'part obscure' window to front aspect. Radiator. Smooth plastered ceiling inset with recessed lighting.

To the Outside of the Property: Accessed via a staircase from the rear Lobby there is a small Courtyard Outside space with gated access to rear and fencing to boundaries.

Tenure: Leasehold

Leasehold and Service Charge information:

Lease expiry: 28th September 2135. (110 years)

Management company: Grainger PLC

Freeholder: BPT (Bradford Property Trust)

Ground rent: £150 (paid till end of September)

Service charge: £0

Please note that figures are provided for guidance purposes only and will need to be verified by any interested parties solicitor/conveyancer.

Council Tax Band B

PRELIMINARY DETAILS - AWAITING VERIFICATION







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	44 E	
21-38	F		
1-20	G		

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 4/15/2025