

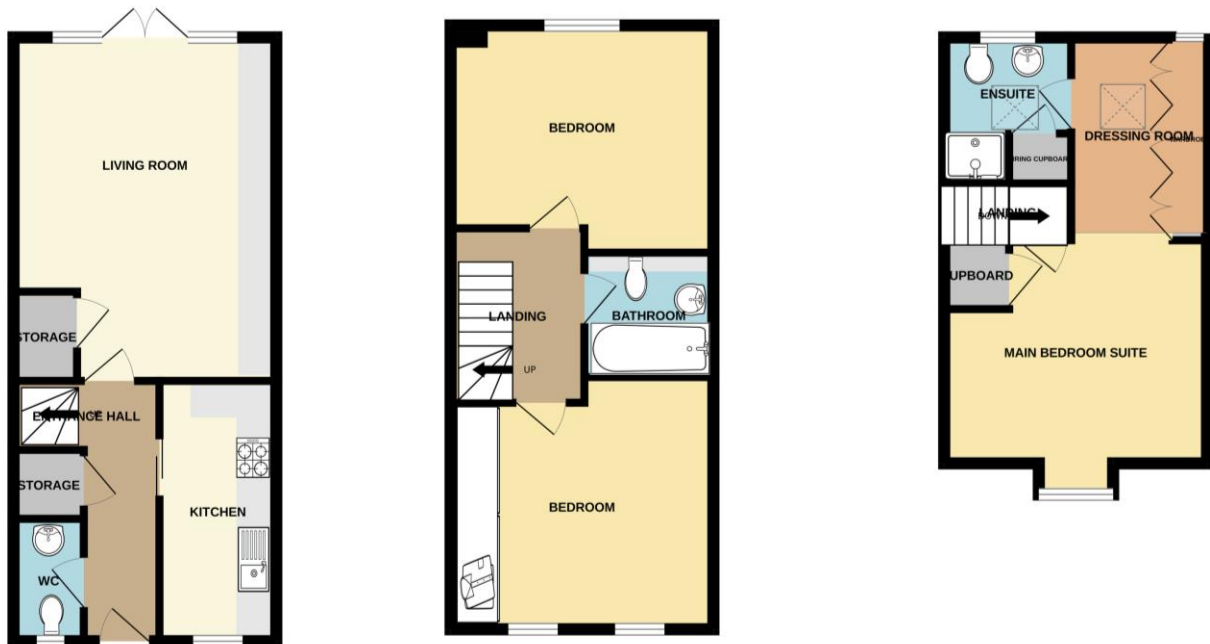


**Asking Price: £350,000**

10 Collier Way, Southend-on-Sea, Essex, SS1 2AF



Beautifully presented and deceptively spacious, this **THREE BEDROOM** home is set over three floors within a wonderful location, just a short walk from Southend Seafront and Southchurch Park. The home features a top-floor Bedroom suite with fitted Dressing Room and en-suite, allocated parking for two vehicles, a tiered low-maintenance garden, and recent upgrades including bespoke fitted wardrobes, beautiful media unit and uPVC windows. Ideal for families or professionals, with easy access to Southend East Station, the city centre, and great local schools.



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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A well-maintained and deceptively spacious **THREE DOUBLE BEDROOM** home set over three floors, located in the heart of Southchurch. Built approximately 20 years ago, this impressive property benefits from replacement uPVC Double Glazing, and high-quality upgrades including bespoke wardrobes and a contemporary fitted 'Sharps' media unit in the Living Room.

### **Key Features**

- Accommodation arranged over three floors
- Three double bedrooms
- Ground floor WC, family bathroom and en-suite to principal bedroom
- Attractive Low maintenance rear garden with Summer House/Cabin
- Allocated Off-street parking for TWO vehicles
- Gas central heating and double glazing
- Within walking distance to Southend Seafront, local shops, schools, amenities and travel links

### **Location Highlights**

Nestled in a sought-after residential area, the home is just a short stroll from Southend Seafront, with its renowned pier and traditional seaside charm. Enjoy easy access to Southend High Street, excellent local schools, two mainline railway stations, and a variety of leisure options.

***Offering generous space across three floors, this modern and low-maintenance property ticks all the boxes!!***





**Entrance via:** Picket fenced boundary to front garden area. Canopied porch to composite door inset with double glazed inserts leading to;

**Reception Hallway:** 12'10" x 3'6" (3.9m x 1.07m) Stairs rising to first floor accommodation. High quality laminate wood effect flooring. Panelled door to recessed storage cupboard inset with shelving. Radiator. Obscure multi pane glazed door to Living Room. Open access to Kitchen. Coving to smooth plastered ceiling. Further panelled door to;



**Kitchen:** 12'10" x 5'9" (3.9m x 1.75m) uPVC double glazed window to front aspect with tiled window sill. The Kitchen is fitted with a range of gloss fronted eye and base level units with square edge working surfaces over inset with a one-and-a-quarter stainless steel single drainer sink unit with mixer tap over and recessed pelmet lighting over. Built in electric 'Hoover' oven with four ring gas hob over and concealed extractor canopy over. Under unit lighting. Under counter recesses for washing machine and tumble dryer. Further space for freestanding fridge/freezer. Splashback tiling to working surface areas. Concealed wall mounted boiler. Coving to smooth plastered ceiling inset with recessed lighting.





**Living Room: 16'10" (5.13) (max) x 12'9" (3.89) (max)** Pair of uPVC double glazed french doors opening to the rear garden with matching uPVC panels to either side inset with fan light openers. The focal part of the room is a recently installed sensational high quality fitted media unit to one aspect inset with storage cupboards, drawers stacks and display cabinetry. Pair of wall light points. High quality laminate wood effect flooring. Radiator. Panelled door to spacious under-stairs storage cupboard (measuring approximately 6'6 x 3'3 with restricted head height). Coving to smooth plastered ceiling inset with recessed lighting.

**Ground Floor Cloakroom / Guest WC: 6' x 2'11" (1.83m x 0.9m)** High level obscure uPVC double glazed window to front aspect with tiled window sill. The two piece white suite comprises vanity wash hand basin with mixer tap over inset with vanity unit with storage space/shelving under and a dual flush wc. High quality laminate wood effect flooring. Wall mounted extractor fan. Coving to smooth plastered ceiling.

## The First Floor Accommodation comprises

**Landing:** Turned staircase rising to the upper level/Main Bedroom suite with spindle balustrade. Radiator. Panelled doors to Bedroom Two & Three and Bathroom. Coving to smooth plastered ceiling.

**Front Bedroom:** 11'7" (3.53) (reducing to 9'6" (2.9)) x 11'1" (3.38) (excl wardrobes)

Pair of uPVC double glazed windows to front aspect. Radiator. Beautiful 'Sharps' six panelled door wardrobe open to reveal an extensive range of hanging space and shelving along one wall. Coving to smooth plastered ceiling.

**Rear Bedroom:** 12'9" (3.89) x 11'7" (3.53) (reducing to 10'1" (3.07)) uPVC double glazed window to rear aspect. Radiator. Coving to smooth plastered ceiling.

**Family Bathroom:** 6'4" x 6'3" (1.93m x 1.9m) The modern three piece bathroom suite comprises a wash hand basin with mixer tap over inset with a vanity unit with ample storage under, dual flush low level wc and a panelled enclosed bath with mixer tap and shower attachment over with fitted shower screen. Partly tiled walls with border tile inlay. Shaver point. Ceiling mounted extractor fan. Smooth plastered ceiling inset with recessed lighting.

## The Second Floor accommodation comprises

**Lobby:** Smooth plastered ceiling. Panelled fire door provides access to;

**Main Bedroom Suite:** 15'7" (4.75) (into dormer) x 12'9" (3.89) (max) (some restricted head height)

uPVC double glazed window to front aspect. Radiator. Panelled door to storage cupboard. Coving to smooth plastered ceiling with access to loft space. Arch to;

**Fitted Dressing Room area:** 10'5" (3.18) x 6'3" (1.9) (incl wardrobes) (some restricted head height)

Double glazed 'Velux style' window to rear aspect inset with fitted blind. Radiator. The area is fitted with a range of 'Barretts' part mirror fronted wardrobes to one aspect providing ample storage and hanging space. Coving to smooth plastered ceiling. Panelled door to;

**Ensuite Shower Room:** (some restricted head height)

Double glazed 'Velux style' window to rear aspect. Radiator. The white bathroom suite comprises a wash hand basin with mixer tap over inset to vanity unit with storage cupboards under and shelving adjacent, dual flush low level wc and a double width shower enclosure with integrated shower unit. Partly tiled walls. Ceiling mounted extractor fan. Panelled door to built in airing cupboard. Smooth plastered ceiling inset with recessed lighting.

## To the Outside of the Property:







The rear garden is accessed directly from the Living Room and features a beautifully tiered layout split across three levels, connected by stairs and attractive trellis creating the split level areas. The space is enclosed by fencing to all boundaries and includes a convenient outside water tap and gated rear access to a shared pathway. There is also the benefit of electric blinds/awning located above the french doors/windows.

To the immediate rear of the property, there is a spacious double-door timber shed (to remain), offering excellent storage. External power sockets.

On the lower tier, you'll find a charming summer house with veranda, featuring a uPVC double glazed door and matching window. Measuring approximately 6'0" x 5'11", the summer house is equipped with power and lighting, making it perfect as a home office, studio, or relaxing retreat.



#### **Parking:**

Located just a few houses along from the property, an archway provides access to a private residents' parking area. This home benefits from two separate allocated parking spaces.

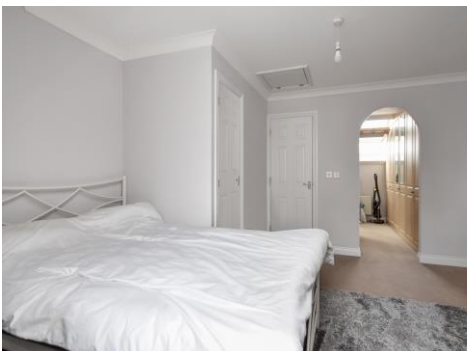


#### **Tenure: Freehold**

The property is Freehold. However, as part of a well-maintained and attractive development, there is an annual estate charge of £314.00, which covers the upkeep of communal areas and communal lighting.

#### **Council Tax Band D**

#### **PRELIMINARY DETAILS - AWAITING VERIFICATION**







**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. 7/11/2025