

Est. 1870 1995

HUNT ROCHE

The Estate Agent



Asking Price: £265,000

149a South Avenue, Southend-on-Sea, Essex, SS2 4HX



Discreetly tucked away within a private mews of just two homes, this impressive two-bedroom semi-detached property, constructed in 2015, offers low-maintenance accommodation ideal for modern lifestyles. The interior features an impressive open plan living space boasting contemporary fitted kitchen, modern bathroom and allocated parking, all conveniently positioned close to local amenities and mainline stations. Offered with No Onward Chain.



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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- Modern Semi-Detached Home built circa 2015 - Offered with No Onward Chain
- Tucked away within a private close of just two properties
- Approximately 27ft Open Plan Living/Dining/Kitchen
- Extensively fitted Kitchen with breakfast bar
- Separate Utility Cupboard with plumbing for washing machine
- Two Bedrooms, including generous Principal Bedroom with fitted wardrobes
- Modern Bathroom with rainfall shower over bath
- Allocated parking space directly to the front
- Excellent built-in storage plus loft access with pull-down ladder
- Walking distance to Southend East & Southend Victoria stations and convenient for Southchurch Village shops, schools and amenities
- Approx. 1 mile from Southend Seafront
- No private garden – ideal low maintenance home

Entrance Via: uPVC double glazed front entrance door inset with decorative leaded obscure glazed insert, courtesy lighting, giving access to:

Large Open Plan Living Space: Overall 28' x 16'10" (8.53m x 5.13m)

A superb open plan living environment creating an impressive and versatile space for modern day living. Designed to seamlessly encompass distinct living, dining and kitchen areas, together with the practical addition of a separate Utility Cupboard, the room offers generous proportions, making it equally suited to everyday family life and entertaining.



Living / Dining Area: uPVC double glazed window to the front aspect. Well-proportioned living and dining area providing ample space for both lounge and dining furniture, creating a practical and versatile space for everyday living and entertaining. Radiator, television point, laminate wood effect flooring, smooth plastered ceiling inset with recessed lighting.

Kitchen:



Extensively fitted with a range of high gloss base and wall mounted storage units complemented by square edge work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. Built-in four ring ceramic hob with electric oven beneath, stainless steel extractor canopy over with pelmet lighting, and integrated fridge/freezer. Gloss tiled splash backs. Freestanding breakfast bar providing useful preparation space and informal dining. Door to useful Utility Cupboard housing 'Glow worm' wall mounted central heating boiler together with plumbing and space for a washing machine, in addition to further storage. Laminate wood effect flooring, smooth plastered ceiling inset with recessed lighting.

First Floor Landing:

Smooth plastered walls and ceiling. Loft access hatch with pull-down ladder providing access to the roof space. Panelled doors leading to all first floor accommodation

Bathroom: 9'2" x 5'3" (2.8m x 1.6m)

Fitted with a white three piece suite comprising panel enclosed bath with mixer tap, glazed shower screen and wall mounted rainfall shower with separate handheld attachment. Vanity wash hand basin with mixer tap set into a storage unit incorporating a concealed cistern low level WC. Large format tiling to the bath and shower area, chrome heated towel rail, ceramic tiled flooring, extractor fan, recessed lighting.

Bedroom One: 16' x 8'3" max (4.88m x 2.51m max)

Two uPVC double glazed windows to the front aspect. Range of fitted wardrobes incorporating hanging rails, shelving and additional storage. Radiator, television aerial point, smooth plastered ceiling.

Bedroom Two: 8' x 7' (2.44m x 2.13m)

uPVC double glazed window to the side aspect. Well-proportioned bedroom. Radiator, television aerial point, telephone/internet point, smooth plastered ceiling.

External & Parking: The property benefits from one allocated parking space situated directly to the front of the property.

NB: Please note that the property does not include a private garden, making it an ideal low-maintenance home.

Council Tax Band A

PRELIMINARY DETAILS – AWAITING VERIFICATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	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. 6/30/2026

