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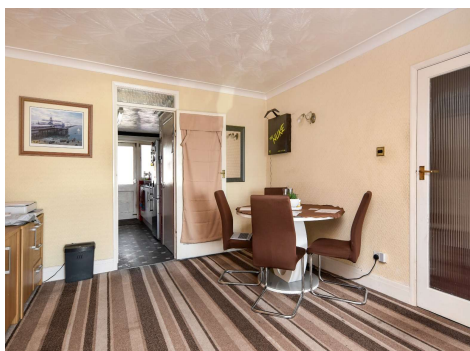
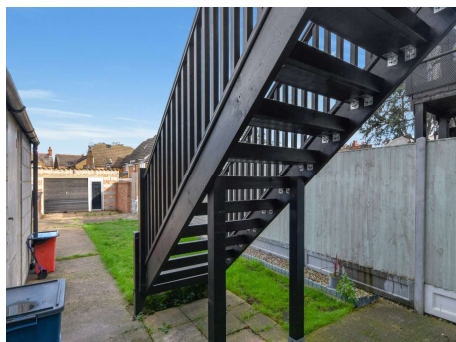
HUNT ROCHE

The Estate Agent

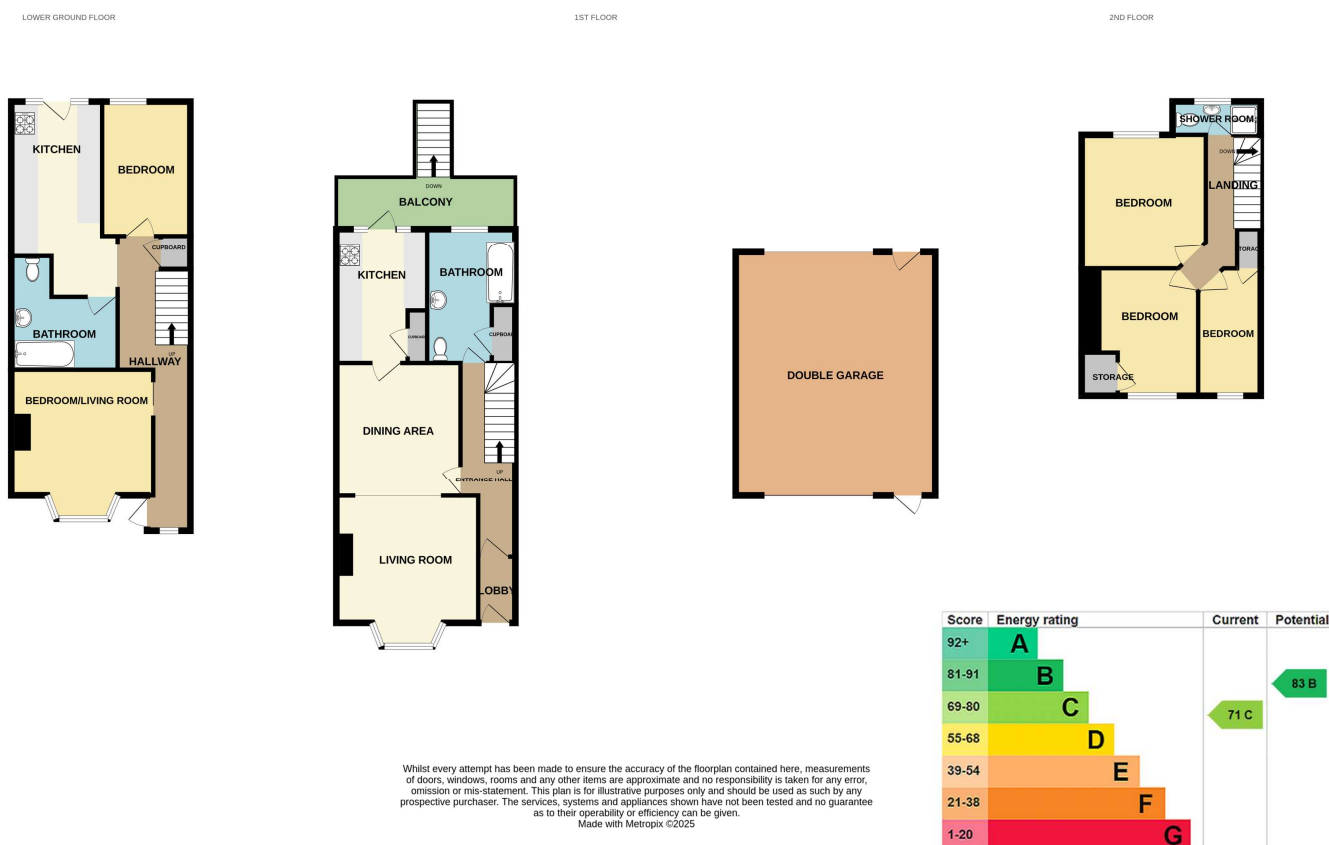


Asking Price: £650,000

88 Eastern Esplanade, Southend-on-Sea, Essex, SS1 2YT



This COASTAL home offers an excellent opportunity to MODERNISE. The FLEXIBLE ACCOMMODATION arranged over THREE FLOORS, it provides potential to create a MULTI-OCCUPANCY FREEHOLD DWELLING (subject to planning consents and lender approval) or a STYLISH FAMILY HOME BY THE SEA. Enjoying PANORAMIC ESTUARY VIEWS, a generous REAR GARDEN, PARKING, and a DOUBLE GARAGE, the property is positioned close to Southchurch Park, Mainline Railway and local amenities — making it a superb choice for both FAMILIES AND INVESTORS.



- Exceptional coastal location with panoramic views across the Thames Estuary
- Ideal investment opportunity with strong potential for capital growth in a sought-after coastal area
- Spacious freehold property offering over 1,500 sq. ft of flexible accommodation
- Versatile layout arranged over three floors, suitable for families or investors
- Scope to modernise and personalise throughout to create a contemporary home
- Potential to develop a multi-occupancy dwelling (subject to planning consents and lender approval)
- Option to retain or decommission the self-contained lower ground floor flat for extended family living or rental income potential
- Generous rear garden with recently updated decked balcony and access to double garage
- Off-street parking and large double garage with power and lighting
- Located close to Southchurch Park, seafront amenities, and transport links



Versatile Four-Five Bedroom Family Home with Panoramic Sea Views:

Boasting over 1,500 sq. ft of versatile accommodation, this substantial four-bedroom family home enjoys breathtaking panoramic views across the Thames Estuary. Ideally located close to Southchurch Park and just moments from the seafront and local amenities, this property presents an exceptional opportunity for families or investors alike.

The accommodation is arranged over three floors, featuring four bedrooms and three reception rooms, with the ground floor incorporating a self-contained lower ground floor flat — ideal for extended family living or as a potential rental opportunity.

Additional benefits include:

- Off-street parking to the rear
- Large double garage with power and light
- Sizeable rear garden
- Prime coastal location within easy reach of seaside attractions

While some updating is required, the property offers fantastic potential to modernise and create a stunning multi-occupancy dwelling or an impressive family residence by the sea.

Please Note: The property currently includes a second kitchen within the self-contained lower ground floor accommodation. Some mortgage lenders may require this second kitchen to be decommissioned prior to completion in order to meet lending criteria. The vendor is willing to arrange for this to be removed post-exchange if required by the purchaser's lender.

An early viewing is highly recommended to fully appreciate the scale, setting, and potential this home has to offer.

Access via: A pathway leads to steps rising to the elevated ground floor entrance, with additional steps descending to the lower ground floor entrance for the potential separate self-contained accommodation. uPVC entrance door with double glazed obscure window panels providing access to;

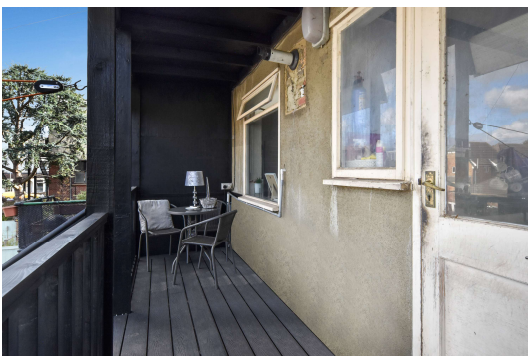
Hallway: Welcoming entrance hallway featuring radiator heating, decorative wall panelling, and coved, textured ceiling. Stairs lead to the upper floor, with additional staircase access to the lower level. An obscure glazed door provides entry to the living/dining room, with further access to the bathroom/utility area.

Bathroom/Utility Room: **11'10" (3.6) (max) x 8' (2.44) (max)** Spacious bathroom incorporating a panelled bath with shower over, pedestal wash basin, and low-level WC. The room features part-tiled walls, vinyl flooring, and a window to rear aspect. Additional features include a radiator, large storage cupboard inset with shelving, and a wall-mounted boiler. A useful utility area offers plumbing and space for a washing machine and tumble dryer, creating a practical multi-purpose space. Radiator. Textured ceiling.

Living Room/Dining Room Area: A spacious open-plan living and dining area featuring coved and textured ceilings with wall light points. A large arched opening seamlessly connects the two spaces.



The Dining area measures **11'8 x 11'0** provides direct access to the kitchen via an obscure glazed door, while the Living Room measures **13'10 (into bay) x 12'2** boasts a bay window that frames stunning panoramic sea views across the Thames Estuary, filling the room with natural light. Fireplace to one aspect with stone surround and fitted shelving. The space offers excellent potential for modernisation.



Kitchen: **12' x 8' (3.66m x 2.44m)** Pair of rear aspect windows with part glazed door leading out to the rear balcony area. The Kitchen comprising a range of white base and wall-mounted cabinets with roll-edge work surfaces inset with one-and-a-half bowl sink and drainer. The room features tiled walls with a bold red splashback, tiled-effect vinyl flooring, and coved ceiling. Appliances include a freestanding oven with four-ring gas hob and space for fridge/freezer. Door to a storage cupboard.

Balcony Area: **14'1" x 4'3" (4.3m x 1.3m)** Recently replaced canopied decked balcony area featuring spindle balustrade and steps leading down to the rear garden — providing a pleasant outdoor space ideal for seating or entertaining.

Stairs to Upper Landing; Split Level Landing: Further stairs to the Bedrooms. Door to;

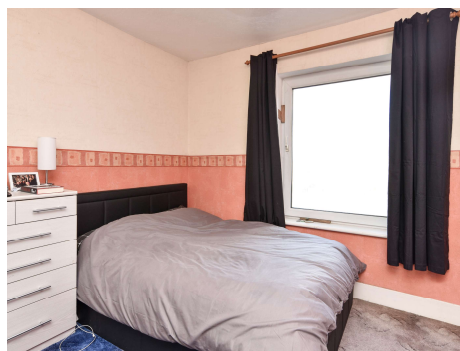
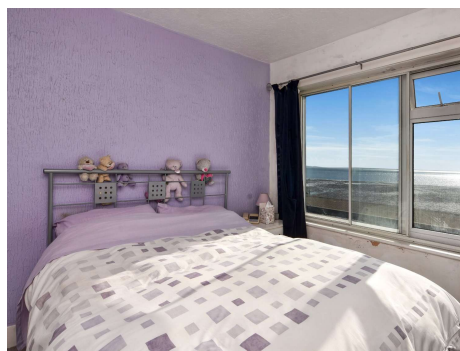
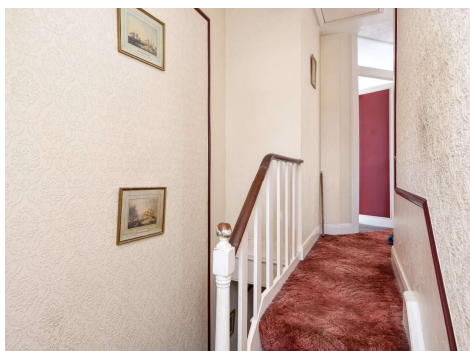
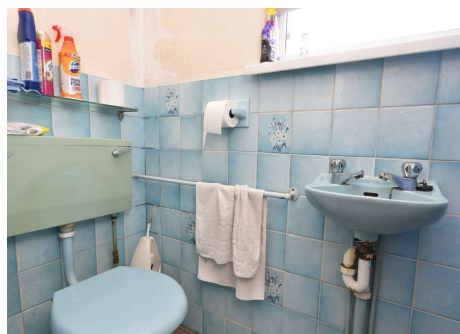
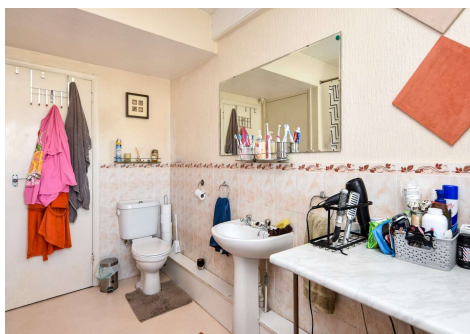
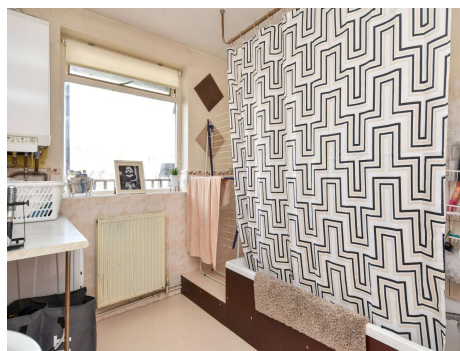
Shower Room / Cloakroom: **7'10" x 2'11" (2.4m x 0.9m)** The shower room comprising tiled walls, shower cubicle, suspended wash basin, and low-level WC. Partly tiled walls. The room benefits from a glazed rear aspect window. Textured ceiling.

Second Floor Landing: Spindle balustrade and access to the loft space, which is part-boarded for storage. Doors provide access to Bedrooms One, Two, and Three.

Bedroom One: 11'8" x 9'5" (3.56m x 2.87m) A sea-facing double bedroom featuring a double glazed window with secondary glazing to the front aspect, offering superb panoramic sea views. The room includes a built in floor to ceiling built-in wardrobe and an additional storage cupboard inset with shelving. Textured ceiling.

Bedroom Two: 11'7" x 11'1" (3.53m x 3.38m) A well-proportioned double bedroom with uPVC double glazed rear aspect window. Textured ceiling.

Bedroom Three: 11'8" (max) x 5'11" (3.56m (max) x 1.8m) A bright sea-facing bedroom featuring a double glazed window to the front aspect with beautiful coastal views. Door to recessed storage cupboard. Textured ceiling.



Lower Ground Floor Accommodation Information;

Agents Note: Lending / Mortgage requirements

Most mortgage lenders in the UK assess a property's layout to ensure it fits the definition of a single dwelling (a home suitable for one household). If a property has two functioning kitchens, lenders may see it as potentially:

- *Two self-contained units (e.g., a house converted into flats), or*
- *A property suitable for multiple occupation (HMO).*

This classification changes the use, value, and mortgage type — meaning a standard residential mortgage may no longer apply.

Therefore, with this information please be advised that the presence of a second kitchen may affect mortgage lender requirements. However, there is the option for this to be removed post-exchange to meet lender criteria for any interested parties.

Therefore, all interested parties are advised to contact their mortgage broker to assess their personal circumstances and lending requirements before making an offer on the property.

Lower Ground Floor Accommodation:

Can be accessed via the steps from the Kitchen or front the front of the property.

Access to the Lower Ground Floor Accommodation

Entrance Lobby:

Accessed via a uPVC entrance door with obscure double glazed glass panel, opening into a porchway that leads through an internal glazed panel door to;

Hallway:

The hallway area is semi open plan to the Kitchen, with access to Bedroom and Living Room area. Radiator. Hardwood door to a staircase to first floor accommodation. Textured ceiling.

Bedroom 5 / Living Area: 13'3" x 13'5" (4.04m x 4.1m)

Bay window to the front aspect. Wall mounted radiator. Wall mounted gas fire. Textured ceiling.

Kitchen: 17'5" x 8'10" (5.3m x 2.7m)

Fitted kitchen featuring tiled-effect vinyl flooring, skirting, and ceiling lighting. The room benefits from two glazed rear aspect windows and a wooden door with single glazed panel providing access to the rear garden. The kitchen offers a roll-top work surface with a range of base and wall-mounted cabinets, a single sink with drainer, and freestanding oven with four-ring gas hob. Textured ceiling.

Bedroom Four: 11'10" x 7'11" (3.6m x 2.41m)

Glazed window to rear aspect. Radiator. Textured ceiling.

Bathroom: 8'11" (2.72) x 6'6" (1.98) (+ 4'3" (1.3) x 3'2" (0.97))

Fitted with a panelled bath with overhead shower and curtain rail, pedestal wash basin, and low-level WC. The room features part-tiled walls, vinyl flooring, a wall-mounted mirrored cabinet, and a radiator. A spacious and functional space, offering scope for modernisation.



To the Outside of the Property

A generous rear garden offering a mix of lawn and hardstanding, ideal for outdoor seating and entertaining. A concrete pathway runs through the garden, leading to the rear double garage. The garden features a low-maintenance stone border, fencing to boundaries for privacy, and access via the recently replaced decked balcony stairs from the upper floor. A brick-built outbuilding provides additional storage space.

Double Garage – 6.55m x 5.18m (21'6" x 17')

A substantial double garage fitted with up-and-over doors to both front and rear, providing vehicular access and parking. The garage benefits from power and lighting, offering excellent potential for use as a workshop, storage area, or additional parking.



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. 10/23/2025