

## EDITH ROAD

SOUTHEND-ON-SEA, SS2 6JU

**GUIDE PRICE £485,000**  
**FREEHOLD**

**\*\* SIZEABLE FOUR BEDROOM CHARACTER HOME BOASTING LARGE ACCOMMODATION INCLUDING A GRAND KITCHEN/FAMILY ROOM - OFF STREET PARKING AND A HOST OF HIGH END FIXTURES AND FITTINGS. IDEAL FOR COMMUTERS AND CITY CENTRE ACCESS - GUIDE PRICE £485,000-£500,000 \*\***

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# EDITH ROAD

- Sizeable Four Bedroom Semi-Detached Family Home
- Extended 20' x 19' Kitchen/Diner with High End Appliances
- Off-Street Parking
- Garden Room with Electric and Internet
- Luxury Bathroom with Jacuzzi Bath and Japanese Toilet
- Ground-Floor Shower Room
- Convenient Utility Room
- Ultra Convenient Location close to Amenities
- Easy Reach of Southend Hospital and Grammar Schools
- Moment from Prittlewell Train Station for Direct Access into Central London



Nestled on the sought-after Edith Road, this impressive 4 bedroom character property offers a rare opportunity to acquire a sizeable family home brimming with charm, space, and high-end modern finishes. This unique residence combines period elegance with contemporary luxury across three generously proportioned floors.

The ground floor welcomes you with a large, light-filled bay-fronted lounge—perfect for relaxing or entertaining. To the rear, an extended open-plan kitchen-diner acts as the heart of the home, featuring top-of-the-range appliances including a self-ventilating Tesla induction hob, Neff double oven, Miele integrated coffee machine, and a sleek stainless steel smart sink with filtered water. This stunning space is perfectly complemented by a utility room and a modern ground floor shower room complete with a Japanese toilet and illuminated mirror.

The first floor hosts three well-sized bedrooms and a beautifully appointed family bathroom with luxury fittings, including a jacuzzi-style light therapy bath and a second Japanese toilet. A further staircase leads to the expansive second-floor double bedroom, benefitting from en-suite toilet facilities and ample natural light.

Outside, the low-maintenance rear garden provides

access to a fully equipped garden room with water, plumbing, electricity, and internet—ideal for use as a home office, studio, or entertaining space. The front of the property boasts off-street parking

Perfectly positioned in a quiet yet ultra-convenient location, the property offers unrivalled access to Southend Hospital, high-performing grammar and comprehensive schools, Priory Park, and excellent travel links via Prittlewell train station, the A127, and nearby bus routes. Southend City Centre is also within easy reach, offering a vibrant array of shops, dining, and amenities.

If you're searching for a spacious, stylish family home this exceptional property deserves your immediate attention

**Four bedroom semi-detached house**

**Entrance hallway**

**Bay-fronted lounge**

**Extended kitchen/diner**

**Utility room**

**Shower room**

**Stairs to first floor**

**Bay-fronted master bedroom**

**Bedroom two**

**Bedroom four**



**Family bathroom**

**Stairs to second floor**

**Bedroom three**

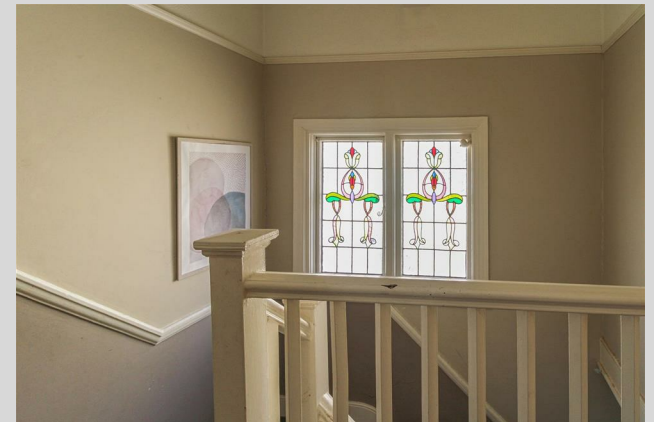
**En-suite WC**

**Rear garden**

**Garden room**

**Off-street parking**

## EDITH ROAD









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### ADDITIONAL INFORMATION

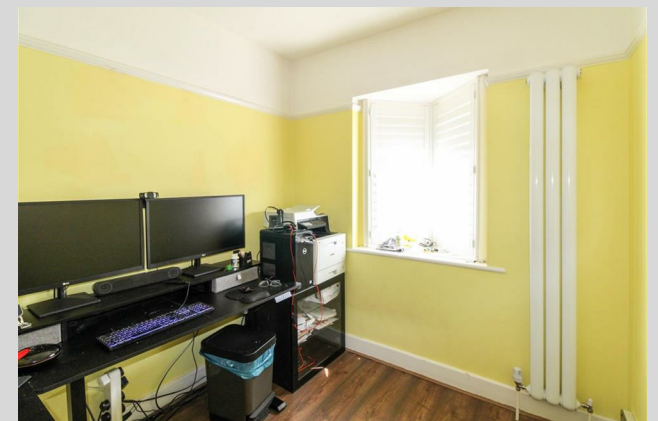
**Local Authority** – Southend Borough Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

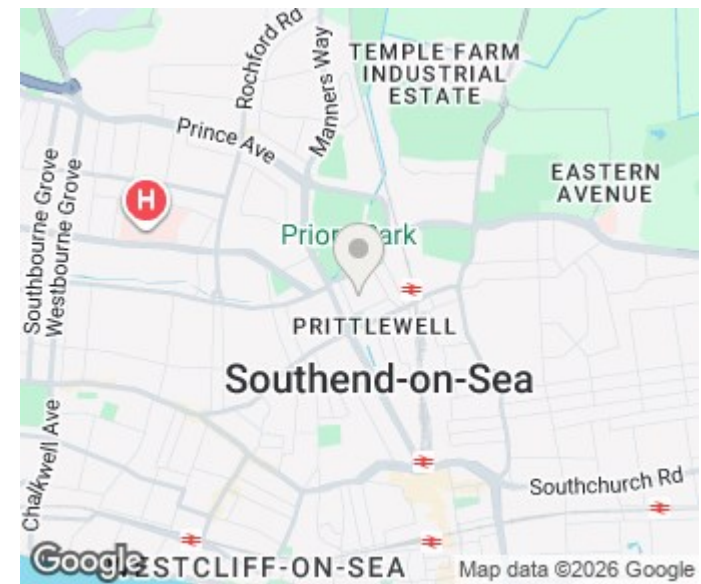
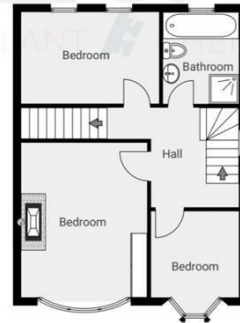




▼ Ground Floor



▼ 1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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