



ST. AUGUSTINES AVENUE THORPE BAY, SS1 3JF

**£750,000
FREEHOLD**

** PRIME THORPE BAY LOCATION WITHIN MOMENTS OF THE BROADWAY & STATION - VERSATILE LIVING SPACE WITH UP TO FOUR BEDROOMS **

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Prime Burges Estate location • Three/four bedroom character • Two/three reception rooms • Inviting hallway and guest cloakroom/w.c • Modern fitted kitchen • Large family bathroom • Well established and private garden 70ft • Parking via independent driveway • Close to distance to Broadway & station • A must see home!



RP&C are delighted to offer for sale this charming and highly versatile character home, perfectly positioned within Thorpe Bay's premier location, the ever-sought-after Burgess Estate. This beautifully proportioned property offers flexible accommodation with the potential for three to four bedrooms and two to three reception rooms, making it ideal for growing families or those seeking adaptable living space. The home welcomes you with an inviting entrance hall, guest WC, modern fitted kitchen and three generous reception rooms, one of which could effortlessly serve as a fourth bedroom. To the first floor are three well-appointed bedrooms and a family bathroom. Externally, the property continues to impress with a private and completely secluded 70ft rear garden, an independent driveway accessed via a wrought iron gate providing parking for two vehicles, and a detached garage to the front. Perfectly located just a stone's throw from Thorpe Bay Broadway and Station, and within a short stroll of the glorious seafront, this is a rare opportunity to acquire a truly special home in one of the area's most prestigious settings.

Reception Hallway

Guest w.c

Lounge

Dining Room/Bedroom Four

Rear Sitting Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Established Rear Garden

The garden measures some 70 feet. The established rear garden extends from the rear of the property and features a raised decking area, ideal for outdoor seating and entertaining. A paved pathway bordered by mature planting leads through to a lawned section. Double gates provide convenient access to the front of the property, along with access to the detached garage, which is equipped with power and lighting.

Front

The property is approached via metal gates opening onto a landscaped frontage, providing off-street parking for two vehicles, with double gates leading through to the rear.

Detached Garage

Power and light connected.

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ADDITIONAL INFORMATION

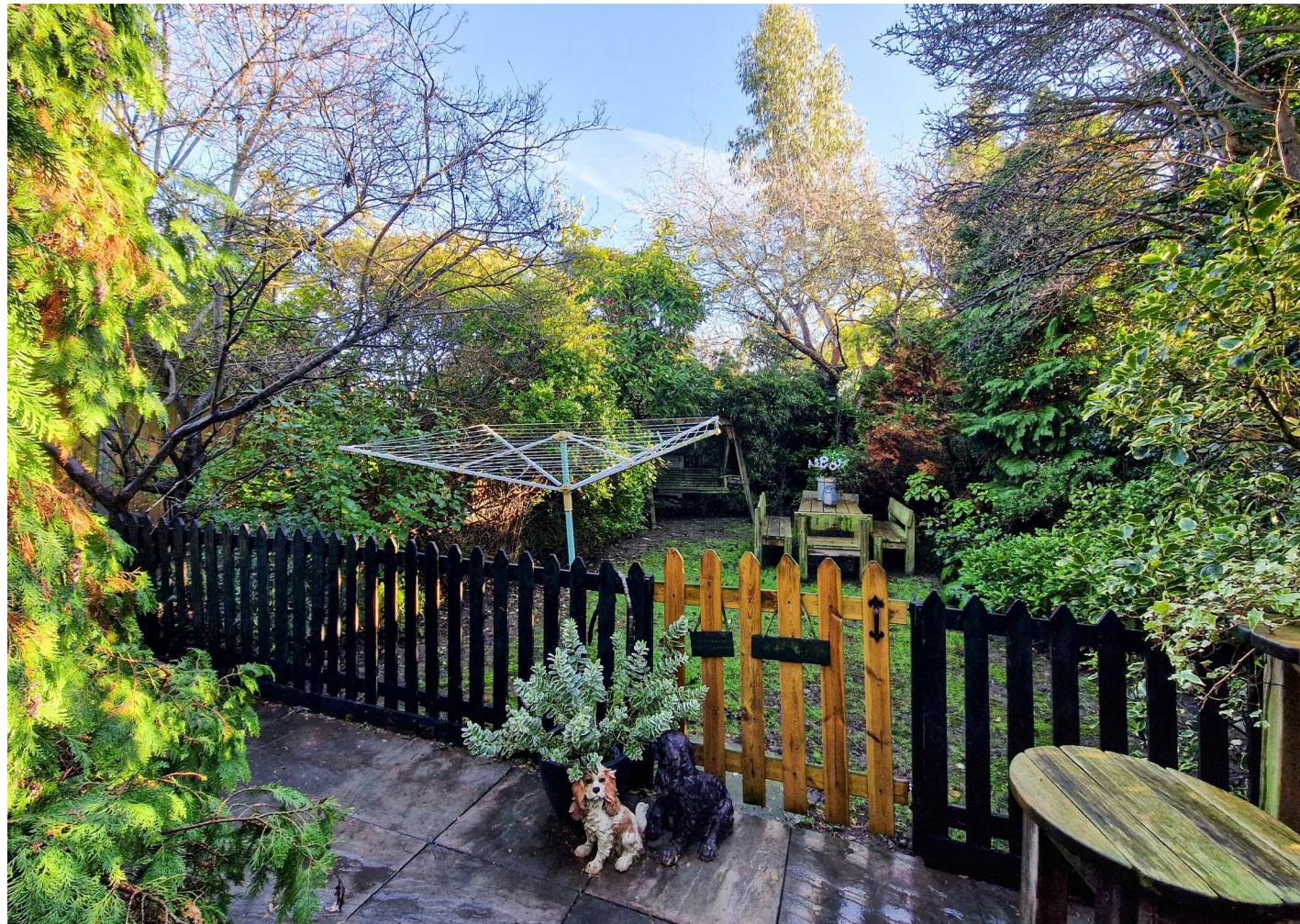
Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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 indicative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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