

## ALEXANDRA MEWS

SOUTHEND-ON-SEA, SS1 1BW

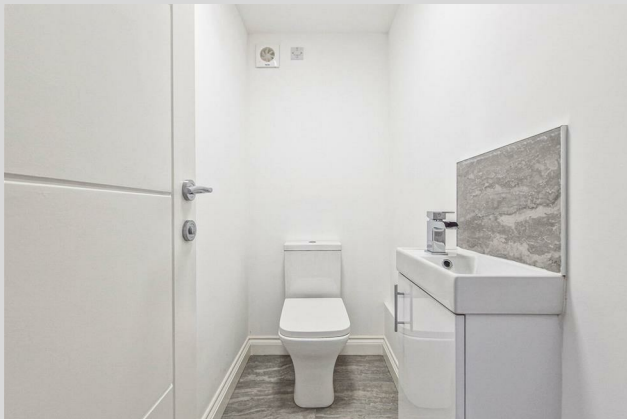
**£300,000**  
**FREEHOLD**

**\*\* BRAND NEW ECO STYLE MEWS HOUSE WITHIN THE HEART OF THE CITY CENTRE - TWO DOUBLE BEDROOMS, BESPOKE KITCHEN & A TOP SPECIFICATION THROUGHOUT - NO ONWARD CHAIN - 10 YEAR NHBC - NO CONTINGENCY CHARGES \*\***

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

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- Brand new contemporary design Eco style mews house - No onward chain
- Two Double Bedrooms
- Lounge and spacious inner hallway
- Ground floor w.c
- Bespoke kitchen with Bosch integrated appliances
- Luxury bathroom/w.c
- Double glazed and gas central heating (solar panels installed)
- Large front and private courtyard rear gardens
- City centre location close to major rail links
- Perfect first purchase or investment buy - 10 year NHBC



## Exclusive Mews-Style Living – Three Stunning Brand-New Homes in Southend City Centre

RP&C Estate Agents are delighted to offer for sale this select collection of three beautifully crafted brand-new houses, perfectly positioned in the vibrant heart of Southend city centre. Nestled in an exclusive mews-style setting on the edge of a charming conservation area, these stylish homes offer easy access to direct rail links into London's Liverpool Street and Fenchurch Street, while the bustling high street, golden seafront, and serene local parks are all just moments away.

Each property has been finished to a high specification throughout, boasting approximately 750 sq. ft. of thoughtfully designed living space. The ground floor features a spacious kitchen-diner fitted with premium Bosch appliances, a separate living area, and a convenient cloakroom. Upstairs, you'll find two generous double bedrooms and a beautifully appointed luxury bathroom. With no onward chain, these exceptional homes present the perfect opportunity for both discerning homeowners and savvy investors.

### Front Garden

Feature hardstanding area, the remainder being laid to lawn.

### Lounge

### Inner Hallway

Stairs to the first floor, large understairs storage area, wall mounted fuse board, radiator, doors to:

### Guest w.c

A beautiful white suite comprising a w.c and sink unit.

### Bespoke Kitchen/Diner

Smooth ceiling with inset downlighters. A luxury design kitchen comprises a range of base and wall level soft close and contemporary storage units, inset sink unit, wall mounted combination boiler, Bosch four ring induction hob and oven, extractor hood over, integrated fridge/freezer, feature tiling to walls, radiator. Double glazed windows and door lead onto and overlook the courtyard style garden.

### First Floor Landing

#### Bedroom One

Large double glazed window to the rear aspect, radiator.

#### Bedroom Two

Large double glazed window to the front aspect and radiator.

### Luxury Bathroom

A brand new three piece white suite comprises a w.c, bath with wall mounted waterfall style shower, sink unit, chrome heated towel rail.

### Garden

The garden is laid to hardstanding with brick wall and fenced boundaries.

### Agents Note



Secure with video monitoring to the Main Street. An ample supply of free electricity through 6 x 435 watt Solar panels on each house with a 'feed in tariff' to remove most if not all electricity costs. There is also a 10 year NHBC. There are no other charges.

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## ADDITIONAL INFORMATION

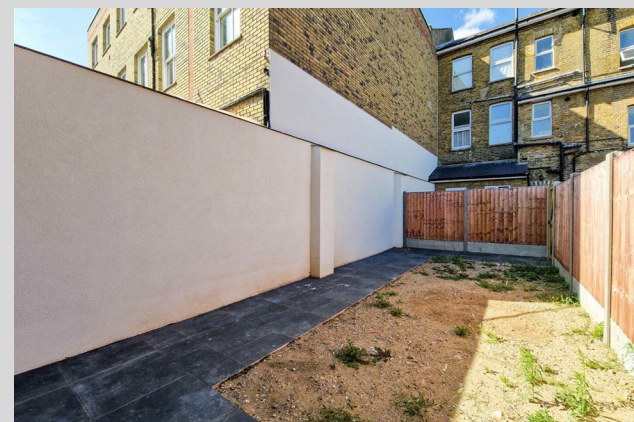
**Local Authority** – Southend

**Council Tax** – Band

**Viewings** – By Appointment Only

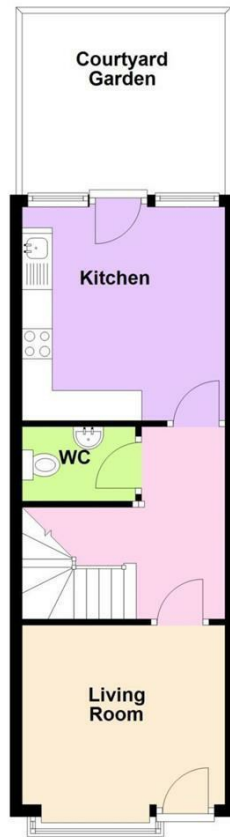
**Floor Area** – 750.00 sq ft

**Tenure** – Freehold





**Ground Floor**  
Approx. 35.8 sq. metres (385.6 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (338.5 sq. feet)



**Alexandra Mews**



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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