



**VICTORIA ROAD**  
SOUTHEND-ON-SEA, SS1 2TD

**GUIDE PRICE £525,000**  
**FREEHOLD**

\*\* STYLISH FAMILY HOME BACKS ONTO SOUTHCHURCH HALL PARK WITH BEAUTIFUL VIEWS & ENJOYS A STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM - MOMENTS AWAY FROM FROM MAJOR C2C RAIL LINKS & WELL REGARDED SCHOOLS - GUIDE PRICE £525,000-£535,000 \*\*

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

# VICTORIA ROAD

- Simply stunning & extended family home
- Three bedrooms
- Wonderful entrance hallway and guest w.c
- Lounge with feature bay window
- Open plan kitchen/dining/family room with key features
- Four piece family bathroom
- Immaculately maintained 60ft garden
- Backing onto & views over Southchurch Hall Park
- Driveway leading to the garage
- Close to major c2c rail links Southchurch's iconic parks



RP&C Estate Agents are delighted to present this truly exquisite family home, a harmonious blend of character, space and contemporary design, nestled in a sought-after location overlooking the verdant expanse of Southchurch Hall Park.

From the moment you step through the welcoming entrance hall with its striking feature flooring, the sense of care, quality and style is undeniable. To the front, a generous living room bathed in natural light from a charming bay window offers the perfect setting for quiet evenings or lively gatherings. To the rear, the heart of the home reveals itself — an expansive, light-filled open-plan kitchen, dining and family space, crowned by a stunning feature glass roof and full-width bi-folding doors that seamlessly connect indoor luxury to the landscaped garden beyond. A beautifully appointed downstairs cloakroom completes the ground floor.

Upstairs, a spacious landing — offering potential for future extension (subject to planning permission) — leads to three well-proportioned bedrooms and a luxurious, thoughtfully designed family bathroom. Outside, the garden is a true retreat: mature, private, and lovingly landscaped with a raised composite deck, a stylish patio and a lush lawn, all enjoying tranquil views across Southchurch Hall Park.

Further benefits include double glazing, gas central

heating, and an immaculate finish throughout. Perfectly positioned just a short stroll from Southend East Station (serving London Fenchurch Street), excellent schools, the city centre and the iconic Southchurch Park, this is more than just a house — it is a lifestyle waiting to be embraced.

## Entrance Hallway

Entrance via an original stained glass door with matching windows either side.

## Lounge

Feature and original tiled fireplace, ceiling rose and double glazed bay window.

## Guest w.c

## Kitchen/Dining/Family Room

A stunning space with feature glass roof and bi-folding doors leading onto and overlooking the garden. There is a luxury array of base and wall level storage units with integrated washing machine and dishwasher. There is space for further appliances.

## First Floor Landing

Loft access, there is potential to extend into the loft space, subject to the usual planning consents.

## Bedroom One

## Bedroom Two

Wonderful views over Southchurch Hall Park.

## Bedroom Three

## Family Bathroom

### Rear Garden

The garden measures some 60 feet in length and commences with a raised Composite decking area. The remainder is generously laid to lawn, fencing to boundaries. Personal door to the garage. Views onto Southchurch Hall Park. External tap.

### Front

An independent driveway allows parking for two large cars via a dropped kerb access. Access to the garage.

### Garage

Dual opening doors, power and light connected, space for utility appliances, courtesy double glazed door to the garden.

### EPC - Agents Note

The current EPC was carried out in 2016. Since then the sellers have completely rejuvenated and extended the house and we would expect the rating to now be C/D.

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## ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1108.68 sq ft

**Tenure** – Freehold





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<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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