



## LITTLE THORPE

THORPE BAY, SS1 3RW

**GUIDE PRICE £400,000**  
**FREEHOLD**

**\*\* £400,000 - £425,000 \*\*** A MOST DECEPTIVELY SPACIOUS PROPERTY CLEVERLY PRESENTED OVER THREE FLOORS WITH 1237 SQUARE FEET OF LIVING SPACE - IDEAL FOR COMMUTERS WITH EASY C2C RAIL ACCESS FROM THORPE BAY STATION & BROADWAY SHOPPING PARADE - BOURNES GREEN SCHOOL CATCHMENT \*\*

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

# LITTLE THORPE

- Versatile three/four bedroom townhouse • 1237 square feet • Large entrance hallway • Ground floor w.c & optional bedroom/study adjacent • Stunning kitchen/diner & Spacious lounge • Three piece family bathroom • Mature & private rear garden • Independent driveway & garage • Bournes Green School Catchment • Walking distance to Thorpe Bay Broadway & station



RP&C Estate Agents are thrilled to present to the market this truly stunning three/four bedroom townhouse, perfectly positioned within the highly sought-after Bournes Green School catchment area. This superb home offers spacious, versatile accommodation arranged over three well-designed levels and finished to an exceptional standard throughout — an ideal setting for modern family living.

Beautifully maintained and thoughtfully presented, the property features a bright and airy first-floor lounge that seamlessly complements the impressive, contemporary fitted kitchen/diner — both offering generous space for relaxation and entertaining. Upstairs, the top floor is home to three well-proportioned bedrooms, including a fabulous principal bedroom complete with built-in wardrobes, alongside a stylish family bathroom.

The ground floor offers further flexibility with a fourth bedroom or additional reception room, perfect as a guest suite, home office, or playroom. This level also benefits from a convenient cloakroom, integral garage access, and a welcoming entrance hall and porch — enhancing both function and form.

The rear garden is a delightful private oasis, thoughtfully landscaped with mature planting and multiple seating areas designed for comfort and outdoor enjoyment. At the front, a generous driveway provides ample off-street parking for multiple vehicles.

Additional highlights include large windows throughout,

bathing the home in natural light, extensive built-in storage, and a modern gas central heating system. The location is equally appealing, within easy walking distance of Thorpe Broadway and mainline railway station which serves London's Fenchurch Street line, while also offering excellent connectivity to renowned Southend schools, the vibrant Southend City Centre, the iconic seafront, and Southend International Airport.

This exceptional Freehold residence truly must be seen to be fully appreciated. An internal viewing is highly recommended — don't miss the opportunity to make this outstanding home your own.

## Entrance Porch

## Large Entrance Hallway

A grand hallway with ample understairs space.

## Guest w.c

## Bedroom Four/Study

## First Floor Landing

## Kitchen/Diner

The property features a beautifully modern fitted kitchen, thoughtfully designed with a comprehensive range of sleek wall and base level units and drawers, complemented by stylish fitted worktops and matching upstands. A walk-in style pantry cupboard provides excellent additional storage, while the inset one and a quarter bowl sink with a swan neck mixer tap adds a contemporary touch.

Cooking is a pleasure with quality integrated appliances,

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including a waist-height Samsung electric oven and a second combination microwave/oven, a gas hob with overhead extractor hood, an integrated fridge/freezer, and a dishwasher for added convenience.

There's ample space for a dining table and chairs, making it a practical and sociable space for everyday meals or entertaining. Two large uPVC double glazed windows overlook the rear garden, filling the room with natural light. Finished with smooth plastered walls and ceiling, inset spotlights, a stylish vertical radiator, and laminate wood-effect flooring, this kitchen perfectly blends function with modern elegance.

## Spacious Lounge

## Second Floor Landing

## Bedroom One

## Bedroom Two

## Bedroom Three

## Modern Bathroom

The stylish family bathroom is finished to a high standard and features a contemporary suite comprising a panel-enclosed bath with an overhead shower and sleek glass screen, a low-level W/C, and a modern wash hand basin set within a vanity unit offering practical storage.

Complementary tiled walls add a touch of elegance, while a uPVC double glazed obscure window to the rear allows for natural light while maintaining privacy. Additional features include inset spotlights and a radiator, completing this smart, well-appointed space.

## Rear Garden

Step outside to discover a beautifully landscaped rear garden, extending approximately 35ft and thoughtfully designed to create a tranquil and inviting outdoor retreat. Predominantly laid with quality block paving, the space offers multiple seating areas ideal for relaxing, entertaining, or al fresco dining.

The garden is richly bordered with well-established flower beds, bursting with a vibrant selection of mature trees, plants, and flowering shrubs that provide year-round colour, texture, and privacy. A charming raised fishpond adds a peaceful focal point, enhancing the garden's serene atmosphere.

Additional features include an outside tap, external power point, and ample space for potted plants or garden furniture. This truly delightful outdoor space perfectly complements the home and offers a wonderful extension of the living area during the warmer months.

## Independent Driveway

There is parking for multiple cars with access to the garage.

## Garage





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## ADDITIONAL INFORMATION

**Local Authority** – Southend

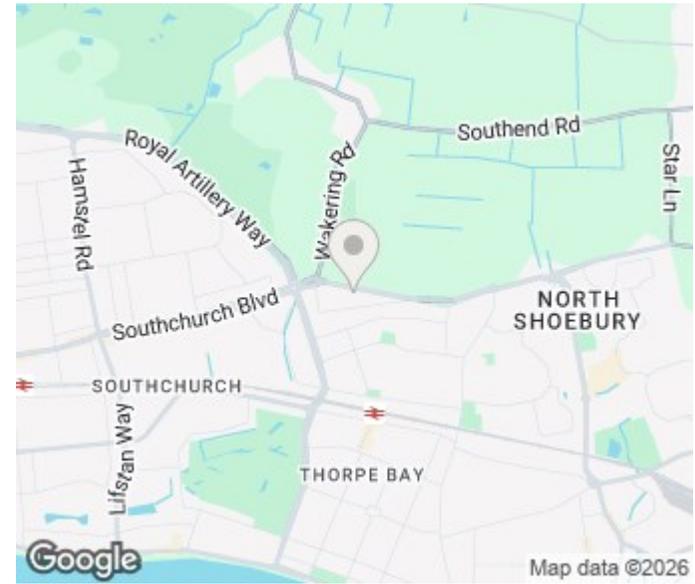
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1237.00 sq ft

**Tenure** – Freehold





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>		70	80
(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

RP & C Estate Agents  
 15 Nelson Street  
 Southend On Sea  
 SS1 1EF

01702 844984  
 info@rpcestateagents.co.uk  
 www.rpcestateagents.co.uk

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