



## EASTERN ESPLANADE SOUTHEND-ON-SEA, SS1 2ES

**OFFERS OVER £450,000**  
**FREEHOLD**

\*\* A RARE COASTAL GEM PRESENTED IN THE FORM OF THIS THREE DOUBLE BEDROOM GRADE II LISTED FISHERMANS COTTAGE - POSITIONED TO OFFER BEAUTIFUL VIEWS ACROSS THE THAMES ESTUARY - RP&C Estate Agents are delighted to bring to the market, this surprisingly spacious character property located on the bustling seafront with easy access to major rail connections, Southend City centre and the iconic Southchurch Park. This Grade II listed fisherman's cottage, dating back to circa 1850, combines historic charm with modern design in a sought-after seafront location. Offering three well-proportioned bedrooms, two bathrooms, and two inviting living spaces — a living room and an elegant dining room — this home is ideal for comfortable family living and entertaining.

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

# EASTERN ESPLANADE

- Stunning 1850's Gade II Listed Fishermans Cottage
- Three double bedrooms
- Two wonderful size reception rooms
- Fitted kitchen
- Ground Floor bathroom & first floor shower room
- Attractive and private rear garden
- Cellar - ideal for storage
- \*\* Side access \*\*
- On street permit parking £50 per annum per ticket
- Great location on the seafront & close to major rail links and city centre



The property has been thoughtfully updated, blending traditional period features with contemporary touches, such as bespoke Georgian-style doors, bold kitchen countertops, and a striking staircase. The Memphis Art Deco fireplace and log burner adds a unique and stylish touch to the living room, while the cellar offers a hidden tanked cellar which can be used for storage or turned into a secret cinema room, children's play room or a snug. There are three double bedrooms along with ground and first floor bathrooms. Externally, there is a low maintenance and private rear garden and side access point. The rear garden leads to a peaceful summer house, ideal for outdoor dining or unwinding.

Step outside to discover the front garden, paved in striking black-and-white Victorian-style checkmate and slate porcelain tiles, with coastal palm trees adding a touch of seaside charm, surrounded by a white picket fence. The property retains its historic character with original single-glazed windows, while secondary glazing on the front windows enhances energy efficiency and sound reduction.

Beyond its historic appeal, the property offers a lifestyle rich in recreational opportunities. It's ideally suited for those with a passion for coastal living, water sports, and nature. The setting provides not only vibrant surroundings but also excellent transport connections into Central London via a selection of

nearby train stations. Situated directly on the seafront, this home offers breathtaking sea views, yet remains far enough from the hustle and bustle to guarantee peaceful nights. Parking bays are conveniently located right outside the house, part of the resident parking scheme in this sought-after conservation area.

With its historic charm, creative design, and modern comforts, this home presents a rare opportunity to own a truly unique seaside retreat.

## Three bedroom Fisherman's Cottage

### Entrance hallway

### Lounge

### Dining Room

### Kitchen

### Inner hallway

### Bathroom

### First floor landing

### Bedroom one

### Bedroom two

### Bedroom three

### Shower room

### Cellar

### Low maintenance rear garden

There is a side access point leading to the front of the property.

### Agents Note

Parking permits can be purchased from Southend Council (01702 215000) at £50 per annum, per ticket. A ticket limit may apply.

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## ADDITIONAL INFORMATION

**Local Authority** – Southend Borough Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 964.00 sq ft

**Tenure** – Freehold





TOTAL FLOOR AREA : 1169 sq ft. approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, 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			83
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
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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