



CARLTON AVENUE WESTCLIFF-ON-SEA, SS0 0QL

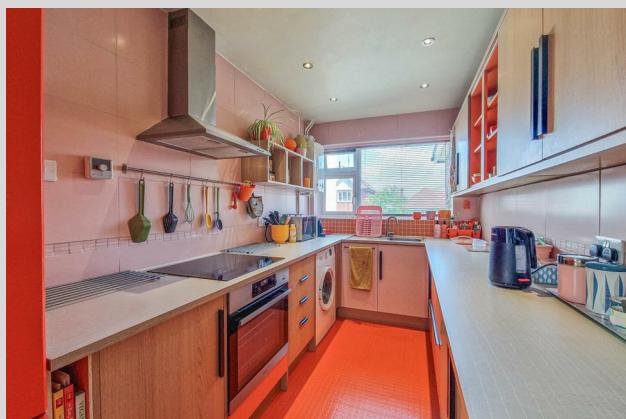
**PRICE GUIDE £400,000
FREEHOLD**

** £400,000 - £425,000 ** THREE DOUBLE BEDROOMS AND A GORGEOUS SOUTH FACING GARDEN MEASURING 120 FEET IN LENGTH CLOSE TO MAJOR RAIL LINKS & SOUTHEND HOSPITAL - DRAMATICALLY IMPROVED & GREAT EXTENSION POTENTIAL (stpp) **

RP&C.
RICKY, PLANT & CHEN-PORTER

CARLTON AVENUE

- Deceptively spacious house
- Three double bedrooms
- Lounge overlooking the beautiful garden
- Large & ultra contemporary kitchen/diner
- Modern shower room/w.c
- Ample storage space throughout
- EV charging point
- Stunning 120ft south facing garden with feature pergola
- Driveway for two large cars and garage
- Close to major rail links, city centre and Southend Hospital



RP & C Estate Agents are delighted to present this dramatically improved and characterful family home, offering an exceptional blend of contemporary design, generous living space and a wonderfully mature south-facing garden measuring 120 feet in length.

Tucked away in a sought-after residential area with excellent access to local schools, Southend Hospital, and transport links, this deceptively spacious property has been thoughtfully renovated throughout and is ideal for families seeking space, style, and a little something different.

The accommodation begins with a striking feature composite entrance door, leading into a unique and airy Spanish-style hallway, setting the tone for the home's distinctive charm. To the rear, the bright and welcoming living room enjoys direct views across the delightful 120-foot south-facing garden, offering a peaceful and private outlook.

The heart of the home is a stunning kitchen diner, boasting bold contemporary units in a vibrant finish—a real design statement—paired with generous dining space ideal for both everyday family life and entertaining.

Upstairs, the home offers three true double bedrooms, all well-proportioned and full of natural

light, along with a bespoke, high-specification shower room, carefully designed for comfort and style.

Additional features include full double glazing, gas central heating, and a large frontage with parking for multiple vehicles, along with a semi-integral garage offering potential for conversion (STPP). The expansive loft space also presents an exciting opportunity for further development, subject to the usual planning consents.

Outside, the rear garden is a true highlight—approximately 120 feet in length, beautifully mature and secluded, with plenty of space for outbuildings, play areas, or even a garden office.

In summary, this is a truly unique and stylish home with space to grow—ideal for families or buyers looking for something a little bit special. Early viewing is highly recommended.

Entrance Hallway 13' 9 x 4' 4

Entrance via a vibrant Composite multilock entrance door.

Lounge 15' 3 x 10' 8

Kitchen/Diner

Dining Area 15' 3 x 8' 9

Kitchen Area 9' 6 x 6' 8

First Floor Landing 17' 7 x 5' 7

Bedroom One 15' 2 x 10' 8

Bedroom Two 13' 8 x 9' 2

Bedroom Three 9' 4 x 7' 9

Contemporary Shower Room/w.c 6' 9 x 5' 4

120ft South Facing Garden

The most beautiful mature garden measures some 120 feet. There is side access, a hardstanding patio which includes a feature pergola ideal for al fresco dining. The remainder is generously laid to lawn with ample space for outbuildings to the rear section of the garden.

Front

Parking for two cars and access to the garage.

There is also an EV charging point.

Garage 16'0 x 7'10

Up/over door. Power and light connected. This could be converted into living space if required, subject to the usual consents.

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ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1104.10 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		68
(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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