

19 Scratton Road, Southend-On-Sea, SS1 1EN

We have been favoured with instructions to offer for sale this beautifully presented three/four bedroom town house, located within the sought after Clifftown Conservation Area and offering bright and spacious accommodation over three floors. Features include a newly fitted kitchen and breakfast room, two shower rooms, off-street parking and a sunny south facing rear garden. This fantastic family home is ideally located for access to the City Centre, and just a short stroll from local attractions including the Bowling Green, Prittlewell Square and seafront.



£550,000 Freehold

THREE/FOUR BEDROOM PERIOD PROPERTY

ORIGINAL CHARACTER FEATURES

SOUTH FACING GARDEN

CLIFFTOWN CONSERVATION AREA

MODERN KITCHEN BREAKFAST ROOM

TWO SHOWER ROOMS

OFF-STREET PARKING

CLOSE TO STATION AND CITY CENTRE

Ref: 6915

ACCOMMODATION COMPRISES;

Approached via half glazed leadlight stained glass recessed entrance door into:-

SPLIT LEVEL ENTRANCE HALL

Parquet flooring. Dado rail. Picture rail. Radiator. Return staircase with original posts, spindles and handrails. Door giving access to basement.



LOUNGE 13' 0" x 12' 0" (3.96m x 3.65m)

Sash window to the front aspect. Feature fireplace with pine surround and cast iron inset with ceramic tiling and ceramic tiled hearth. Dado rail. Picture rail. Radiator. Polished floorboards.



KITCHEN/DINER 24' 7" x 10' 5" (7.49m x 3.17m)

KITCHEN AREA

Fitted with a range of contemporary matt finish units to base and eye level, incorporating glass fronted display units. Marble work surfaces. Gold undermount sink with matching mixer tap. Built-in double oven with integrated ceramic hob. Splashback tiling. Integrated fridge-freezer and dishwasher. Parquet flooring. Smooth finish ceiling with recessed spotlights.



DINING AREA

Parquet flooring. Double glazed window to rear. Double glazed French style doors leading to garden. Radiator. Double glazed lantern skylight. Smooth finish ceiling. Door to:-



UTILITY ROOM 8' 0" x 6' 0" (2.44m x 1.83m)

Double glazed window to rear. Radiator. Parquet flooring. Plumbing for washing machine. Further appliance space. Smooth finish ceiling.



LOWER LEVEL

BEDROOM THREE 12' 6" x 12' 0" (3.81m x 3.65m)

Wood laminate flooring. Radiator. Large sealed unit double glazed window to the front. Half glazed door leading to front courtyard area. Smooth finish ceiling.



SHOWER ROOM

Feature walk-in shower enclosure with electric shower unit. Wall mounted wash hand basin. Low level w.c. Radiator. Fully tiled walls and ceiling in contrasting ceramics. Built-in fitted shelving. Smooth finish ceiling with recessed spotlights.



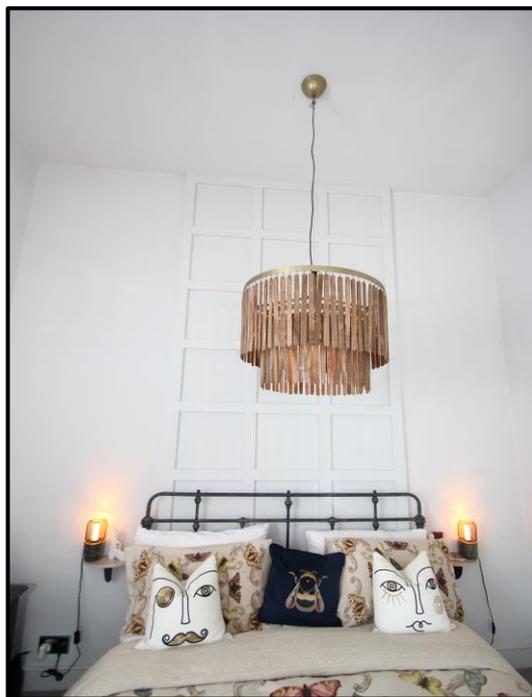
FIRST FLOOR

HALF LANDING

Access to:-

BEDROOM TWO 11' 0" x 10' 0" (3.35m x 3.05m)

Fitted carpet. Radiator. Double glazed window and door to rear. Feature exposed brickwork chimneybreast with open fireplace and hardwood mantel. Picture rail. Smooth finish ceiling.



LUXURY SHOWER ROOM

Comprising double shower enclosure with mains shower unit. Contemporary wall hung double width basin. Close coupled w.c. Fully tiled walls. Tiled floor. Double glazed window to rear aspect. Smooth finish ceiling with recessed spotlights.



TOP FLOOR LANDING

Access to loft space. Open plan to:-

DRESSING ROOM 8' 10" x 6' 0" (2.69m x 1.83m)

With a range of wardrobes and shelving to one wall. Sash window to front aspect. Fitted carpet. Radiator. Smooth finish ceiling with contemporary pendant light.



BEDROOM ONE 12' 0" x 10' 0" (3.65m x 3.05m)

Sash window to the front aspect. Radiator. Fitted carpet. Covered cornice to smooth finish ceiling.



OUTSIDE

REAR GARDEN

South backing rear garden with paved patio area to the immediate rear. Ideal for outside dining. Remainder laid to lawn with well stocked shrub borders. Paved path leading to the rear of the garden where there is a large timber storage shed/workshop. Brick wall and wood panelled fencing to boundaries.



FRONT COURTYARD AREA

Accessed via bedroom three. Slate grey tiles and artificial grass ground cover. Retained by rendered brick wall.

PARKING

Pea shingle driveway to the front of the building providing off-street parking for two cars.

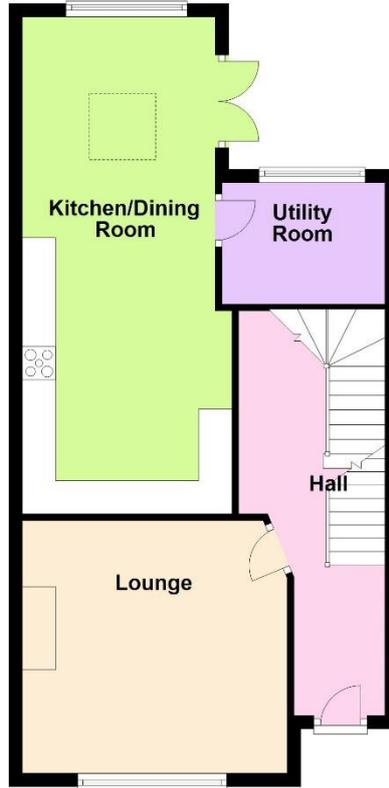
INFORMATION

EPC RATING: D

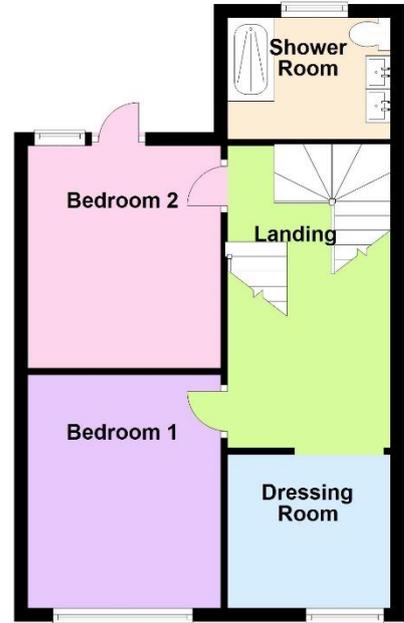
COUNCIL TAX BAND: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Basement



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properties to BUY



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