

## 12 Cambridge Road, Southend-on-Sea, SS1 1ET

Located in the heart of the Clifftown Conservation Area we offer for sale this charming two bedroom Victorian town house offering a wealth of character features and spacious well planned accommodation laid out over three floors, and boasting a large roof terrace with stunning views across the Estuary. There is also a courtyard style garden to the rear of the property and parking space to the front. Nearby attractions include Prittlewell Square and the picturesque Cliff Gardens with seafront, town centre and Southend Central mainline station all within walking distance.



**£370,000      Freehold**

**TWO BEDROOM VICTORIAN TOWN HOUSE**

**TWO RECEPTION ROOMS**

**KITCHEN / BREAKFAST ROOM**

**OFF-STREET PARKING**

**CLOSE TO STATION**

**CLIFFTOWN CONSERVATION AREA**

**STUNNING ROOF TERRACE WITH ESTUARY VIEWS**

**WALLED COURTYARD GARDEN**

**CLOSE TO TOWN CENTRE AND SEAFRONT**

**NO ONWARD CHAIN**

## ACCOMMODATION COMPRISES;

Approached via hardwood entrance door into:

### LOBBY

Polished wood floor. Cupboard housing boiler.  
Coved cornice.

### LOUNGE 14' 8" x 14' 2" (4.47m x 4.31m)

Large walk-in bay window to the front aspect.  
Polished wood floor. Two column radiators. Ornate  
coving and ceiling rose to smooth finish ceiling.  
Steps leading up to:



### DINING ROOM

Sash window to the rear aspect. Fitted carpet.  
Radiator. Ornate coved cornice to smooth finish  
ceiling.



Return staircase from lounge leading down to:

## BASEMENT LEVEL

### KITCHEN / BREAKFAST ROOM 13' 5" x 11'

1" (4.09m x 3.38m)

Fitted with a range of shaker style units to base and eye-level with roll edge work surfaces.

Inset single bowl sink unit with mixer tap. Five ring gas hob with extractor canopy over. Built-in electric oven. Plumbing for washing machine and dishwasher. Wood effect flooring. Smooth finish ceiling with recessed spotlights. Sash bay window to the front aspect.



## UPPER FLOOR

### LANDING

Spiral staircase leading to roof terrace.  
Polished wood floor. Radiator. Sash window to rear aspect.



### BEDROOM ONE 14' 7" x 11' 6" (4.44m x 3.50m)

Sash bay windows to the front aspect. Fitted carpet. Column radiator. Ornate coved cornice. Smooth finish ceiling.



### BEDROOM TWO 11' 0" x 7' 8" (3.35m x 2.34m)

Sash window to the rear aspect. Fitted carpet. Radiator. Coved cornice. Smooth finish ceiling.



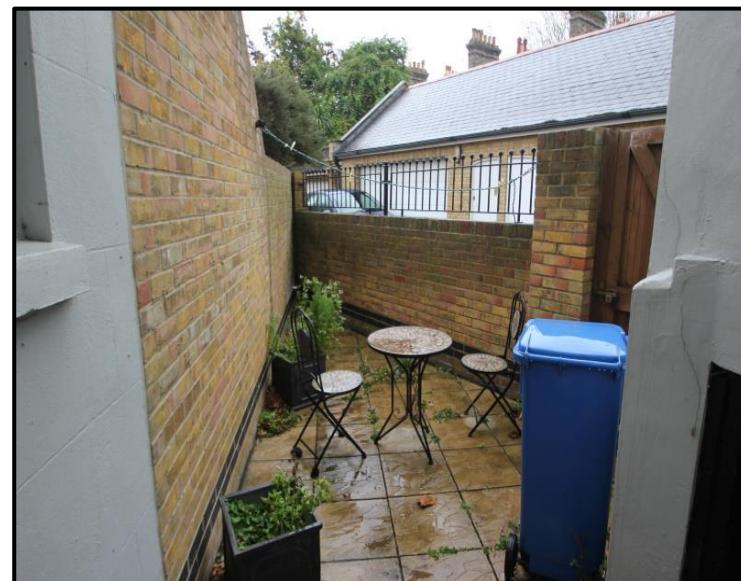
## BATHROOM

Comprising panelled bath with mixer tap and shower attachment over with glass shower door. Pedestal wash hand basin, low-level w.c. Fully tiled walls. Chrome ladder style radiator. Coved cornice. Smooth finish ceiling with recessed spotlights. Opaque window to the front.



## OUTSIDE

There is a large roof terrace offering panoramic views across the town and the Estuary. There is also a walled courtyard style garden to the rear. To the front of the building there is a block paved driveway providing off-street parking for one vehicle.



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