

## 13 Runwell Terrace, Southend-on-Sea, SS1 1HA

An excellent opportunity has arisen to acquire this sizeable 4/5 bedroom Victorian townhouse located in the heart of the Clifftown Conservation Area close to the bowling green and Prittlewell Square and within a few minutes walk from the seafront, city centre and Southend Central mainline station. The property does require modernisation but has versatile accommodation and could be utilised as two separate dwellings (subject to planning permission). Keys held for viewings.



**£525,000 Freehold**

**VICTORIAN TOWNHOUSE**

**MODERNISATION REQUIRED**

**CONSERVATION AREA**

**MINUTES FROM SEAFRONT AND CITY CENTRE**

**FOUR/FIVE BEDROOMS**

**VERSATILE ACCOMMODATION**

**CLOSE TO BOWLING GREEN AND  
PRITTLEWELL SQUARE**

**KEYS HELD FOR VIEWINGS**

## ACCOMMODATION COMPRISES;

### BASEMENT

Part glazed door into:

### ENTRANCE HALL

Staircase leading up to next level. Radiator.

Understairs storage. Door to:



### RECEPTION ROOM / BEDROOM 12' 10" x 14' 0"

into bay (3.91m x 4.26m)

Sash bay window to front aspect. Radiator. Picture rail and coved cornice.



### BEDROOM 12' 10" x 10' 10" (3.91m x 3.30m)

Sash window to the rear aspect. Radiator. Solid wood flooring.



## SHOWER ROOM

Comprising shower enclosure, pedestal wash hand basin and low-level w.c. Tiled floor. Part tiled walls. Built-in storage.



## GROUND FLOOR

### ENTRANCE HALL

Original hardwood entrance door. Staircase to first floor. Radiator. Understairs storage.

### LOUNGE 12' 10" x 14' 0" into bay (3.91m x 4.26m)

Sash bay window to front aspect. Wood effect flooring. Radiator. Picture rail. Ornate coving to ceiling.



### KITCHEN / BREAKFAST ROOM 18' 8" x 10' 10" reducing to 6' 11" (5.69m x 3.30m)

Fitted with a range of base and eye-level units with roll edged work surfaces. One and a quarter bowl sink unit. Built-in double oven. Ceramic hob. Plumbing for washing machine. Cupboard housing boiler. Window to rear. Part glazed French style doors leading to rear garden.



## FIRST FLOOR / LANDING

Access to loft space. All rooms leading off.

### BEDROOM ONE 12' 10" x 14' 0" *into bay*

(3.91m x 4.26m)

Sash bay window to front aspect with views of

Prittlewell Square and towards the estuary.

Radiator. Fitted carpet. Ornate coving to

ceiling.



### BEDROOM TWO 11' 6" x 10' 1" (3.50m x

3.07m)

Wood veneer flooring. Radiator. Sash window to the rear aspect.

### BEDROOM THREE 7' 0" x 6' 3" (2.13m x 1.90m)

Wood veneer flooring. Radiator. Sash window to front aspect.

### SHOWER ROOM

Comprising corner shower enclosure, pedestal wash hand basin and low-level w.c. Ceramic tiled floor. Part tiled walls. Heated towel rail. Opaque sash window to the rear aspect.

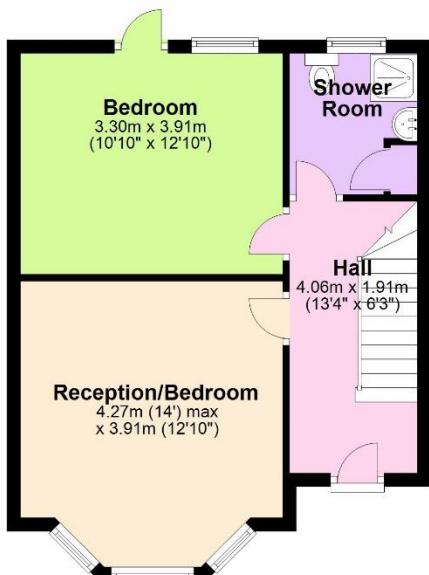


## REAR GARDEN

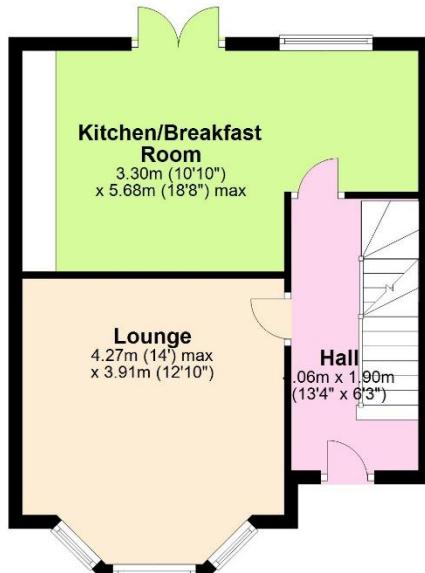
Raised decking area to the immediate rear. Steps leading down to the remainder of the garden. Gate with rear access leading onto Alexandra Road.



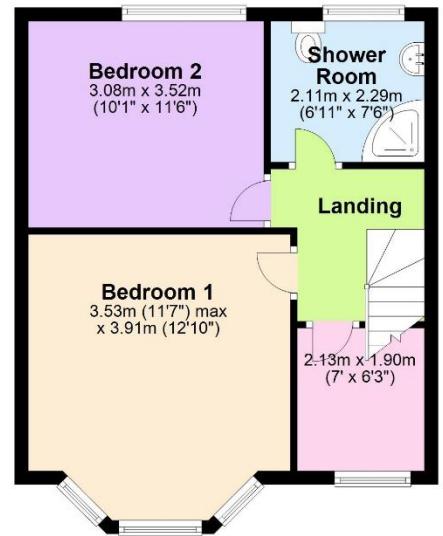
Basement



Ground Floor



First Floor



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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