

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

This beautifully presented three bedroom town house is located within the popular Clifftown Conservation Area & within a few minutes walk of Southend Central station and conveniently located for town centre and other amenities. Laid out over three floors and offering spacious, well planned accommodation featuring a quality fitted kitchen, sun lounge, two shower rooms, three double bedrooms, south facing rear garden and off-road parking to the front of the building. Early viewing advised.



£500,000 Freehold

SUPERB THREE BEDROOM TOWN HOUSE

SOUTH FACING GARDEN

LUXURY FITTED KITCHEN

CLIFFTOWN CONSERVATION AREA

THREE RECEPTION ROOMS

OFF-STREET PARKING FOR TWO VEHICLES

TWO SHOWER ROOMS

CLOSE TO STATION AND TOWN CENTRE

Ref: 6757

ACCOMMODATION COMPRISES;

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

SLPIT LEVEL ENTRANCE HALL

Polished wood floor. 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 insert. Marble hearth. Dado rail. Picture rail. Radiator. Polished floorboards.



KITCHEN 12' 0" x 10' 0" (3.65m x 3.05m)

Extensively fitted with a range of high gloss units to both base and eye-level with solid beech work surfaces. Inset sink unit with mixer taps. Rangemaster five ring gas hob and double oven with extractor unit over. Integrated washing machine and dishwasher. Ceramic splashback tiling. Ceramic tiled floor. Smooth finish ceiling with recessed spotlights. Opening leading through to:



SUN LOUNGE 12' 0" x 9' 6" (3.65m x 2.89m)

Double glazed window to rear aspect. Double glazed French style doors leading to rear garden. Radiator. Tiled floor. Smooth finish ceiling with double glazed lantern skylight. Door to:



DINING ROOM/STUDY 8' 0" x 6' 0" (2.44m x 1.83m)

Double glazed window to rear. Radiator. Tiled floor. 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 the front. Half-glazed door leading to front courtyard area. Smooth finish ceiling.



SHOWER ROOM

Featuring 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)

Polished wood flooring. Radiator. Double glazed window and door to rear. Feature exposed brickwork chimney breast with open fireplace and hardwood mantle. 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. Coved 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.



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	

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