

Prittlewell Square, Southend-On-Sea

£1,100,000

home.

10 Prittlewell Square

Southend-On-Sea
SS1 1DW

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- Exceptional and absolutely charming four bedroom town house
- Located in the heart of the Clifftown Conservation
- Stunning three storey property
- Fabulous balcony overlooking Prittlewell Square
- Views towards the estuary
- Detached garage and additional work shop
- Heart of the Clifftown Conservation area
- Within walking distance of two mainline railway stations



Interested?

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01702 480 033





Home of Leigh are proud to present number 10 Prittlewell Square, an exceptional and absolutely charming four bedroom town house located in the heart of the Clifftown Conservation in Southend On Sea.

This stunning three storey property boasts an incredible lower ground floor open plan kitchen & family space with kitchen, dining and snug areas all of which open up onto a sunken terrace. There is also a large double bedroom and modern shower room completing this floor.

To street level there is a bright and airy lounge & dining room plus a useful laundry room, whilst to the first floor there are three further well appointed bedrooms including a master bedroom with access to a fabulous balcony overlooking Prittlewell Square with views towards the estuary and a luxury four piece bathroom suite.

Externally the property benefits from the previously mentioned west backing sunken terrace as well as a higher terrace located off the dining room both of which create a wonderful outside dining and entertaining space as well as access to a detached garage and additional work shop.

Located on Prittlewell Square in the heart of the Clifftown Conservation area in Southend On Sea, this incredible family home is perfectly positioned to take full advantage of the delightful cliffs which are close by along with Southend's busy town centre. The property is also within walking distance of two mainline railway stations which give direct access into both London Fenchurch Street & Liverpool Street Stations.

Accommodation Comprises:

Entrance
The property is approached by coloured stained glass entrance door leading to:

Entrance Hall
14'6 x 11'8 reducing to 6'1

A fabulous entrance hall with stairs leading to both the first floor and basement living accommodation, exposed floorboards throughout, coved cornice to ceiling, dado rail, feature cast iron effect radiator. Doors to:

Lounge
15'6 x 15'3

Sash bay window to front aspect with fabulous views over Prittlewell Square, continuation of exposed floorboards, coved cornice to smooth plastered ceiling with central ceiling rose, open fire with attractive surround and marble hearth, three cast iron effect radiators, archway through to:

Dining Room
12'1 x 10'1

French doors to the rear terrace, continuation of exposed floorboards, coved cornicing to smooth plastered ceiling with central ceiling rose, feature alcove storage cupboards with shelving above, cast iron effect radiator. Door to hall.

Laundry Room
10'10 x 6'11

Sash window to rear aspect, butler sink with mixer tap set into a range of worksurfaces with cupboards and drawers beneath, appliance space and plumbing for washing machine and dryer, concealed boiler (not tested) further range of matching floor to ceiling storage cupboards, coving to smooth plastered ceiling, tiled flooring.

Basement Living Accommodation
The property benefits from a second front door into basement level which leads through to:

Entrance Hall
10'9 x 5'2

Engineered oak wood flooring, coving to smooth plastered ceiling with inset spotlighting, stairs leading to the first floor level with understairs storage cupboard, cast iron effect radiator. Doors to:

Open Plan Kitchen & Family Room
23'4 x 18'10

A incredible room with double glazed windows to rear and further double glazed bi-folding doors leading out onto a sunny west facing patio, continuation of engineered oak wood flooring throughout, smooth plastered ceiling with inset spot lighting to feature glass roof windows. The kitchen area is fitted to include a butler sink with mixer tap inset into a range of quartz worktops with solid wood cupboards & drawers beneath, free standing Rangemaster cooker, integrated fridge with separate freezer, integrated butlers pantry supplying additional storage, integrated dishwasher, freestanding Antique storage island, feature wood panelling to one wall, two cast iron effect radiators.







Bedroom Four
13'5 x 12'1

Sash bay window to front aspect, continuation of engineered oak wood flooring, brick built fireplace surround with matching brick hearth, range of fitted floor to ceiling wardrobes, cast iron effect radiator.

Shower Room
8'9 x 6'1

Modern suite comprising fully tiled walk-in shower, low level w.c, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, fully tiled surrounding walls, smooth plastered ceiling with inset spot lighting, heated towel rail/radiator combined.

First Floor Landing
8'7 x 8'1

Exposed floorboards with stairs leading to a walk-in storage cupboard, coved cornice to smooth plastered ceiling, dado rail. Doors to:

Bedroom One
12'6 x 12'3

Sash windows to front with central French doors leading out onto a balcony with fabulous views over Priltlewell Square, exposed floorboards, coved cornice to smooth plastered ceiling with ceiling rose, radiator.

Bedroom Two
11'8 x 8'2 plus depth of wardrobes

Sash window to rear aspect, exposed floorboards, extensive range of bespoke fitted wardrobes to two walls with ample hanging, storage and shelving, coving to smooth plastered ceiling with central ceiling rose, radiator.

Bedroom Three
10'1 x 8'5

Sash window to front aspect, exposed floorboards, coved cornicing to smooth plastered ceiling with central ceiling rose, radiator.

Family Bathroom
10'9 x 6'1

Obscure sash window to rear, modern four piece suite comprising claw footed bath with mixer tap and shower attachment, wash hand basin with vanity cupboard beneath, low level w,c, fully tiled shower cubicle, exposed floorboards, smooth plastered ceiling with inset spot lighting, cast iron effect towel rail.

Externally:

Front Garden:
With a beautiful moisaic tiled entrance path and wrought iron railings with inset beds, access to the basemement level.

Rear Garden:
The property has been beautifully landscaped and maintained by the current owners and boasts a wonderful and extensive patio area directly off the kitchen which creates a wonderful space for outside dining and entertaining. There are steps leading up to a further patio area which gives access to the garage and further storage. Directly off the dining room there is a further paved patio area again creating a great space for enjoying the evening sun.

Garage:
The property also boasts a single garage located to the rear of the property.

























Property Details

4 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Terraced

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: D

£1,100,000

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