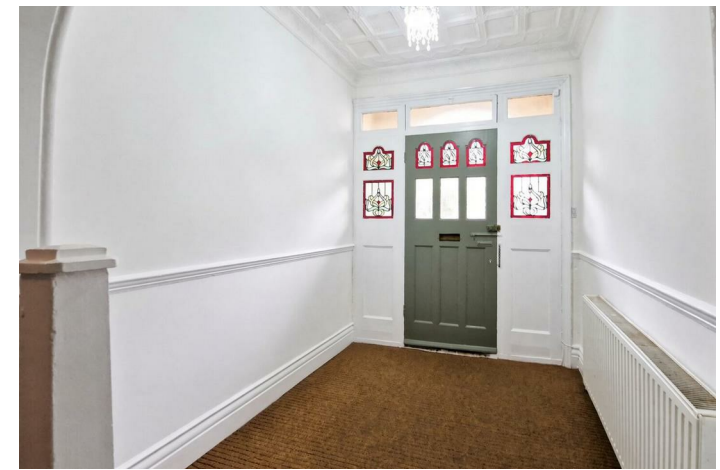




PLAS NEWYDD
THORPE BAY, SS1 3AG

OFFERS IN EXCESS OF £450,000
LEASEHOLD

**** SUBSTANTIAL FOUR BEDROOM FAMILY HOME SITS JUST OFF THE SEAFRONT AND HAS 1500 SQUARE FEET OF LIVING SPACE - IMPRESSIVE RECEPTION HALLWAY, TWO RECEPTION ROOMS AND A KITCHEN/DINING/FAMILY ROOM IN EXCESS OF 29FT - 70FT GARDEN & POTENTIAL TO CRATE PARKING (stpp) - NO ONWARD CHAIN ****

RP&C.
RICKY, PLANT & CHEN-PORTER

PLAS NEWYDD

- Substantial & deceptively spacious house - No onward chain
- Four generous sized bedrooms and balcony with partial sea glimpses
- Impressive reception hallway
- Two reception rooms and guest WC
- Grand kitchen/dining/family room in excess of 29 feet
- Large four piece family bathroom
- Double glazed & gas central heating (recently installed combination boiler)
- Rear garden approximately 70 feet in length - potential to create parking to front (stpp)
- Great location & within easy reach of major c2c rail links, seafront & Southchurch Park
- In our opinion, a superb purchase and forever family home



RP&C Estate Agents are delighted to introduce to the market this deceptively spacious four-bedroom family home, ideally positioned in the highly sought after Thorpe Bay area and offered for sale with the considerable benefit of no onward chain.

Positioned in this enviable residential location, just moments from the seafront, this impressive property offers generous and versatile accommodation throughout, making it an exciting opportunity for families seeking both space and an exceptional coastal lifestyle. The property immediately makes a wonderful first impression, with a particularly welcoming, light and spacious reception hallway providing an elegant introduction to the accommodation beyond.

From here, there are two generously proportioned reception rooms, offering excellent flexibility for both formal entertaining and relaxed family living. To the rear, the heart of the home is undoubtedly the large kitchen/diner, providing a superb social and dining space with plenty of scope for creating a truly impressive contemporary family kitchen. A convenient ground-floor cloakroom/WC completes the ground-floor accommodation.

Rising to the first floor, the spacious landing provides access to four well proportioned bedrooms, together with a four piece family bathroom suite. There is also

loft access, with the existing roof space offering potential for conversion and additional accommodation, subject to the necessary planning permissions and building regulations, providing an exciting opportunity for a future owner to further enhance this already substantial home.

Externally, the property enjoys a rear garden extending to approximately 70ft, providing an excellent private outdoor space for entertaining, children and family enjoyment. To the front, there is also potential to create off-street parking, subject to the usual planning permissions and consents.

The property further benefits from double glazing and gas fired central heating, whilst its generous proportions, excellent location and scope for further enhancement combine to make this a particularly exciting proposition.

The location is quite simply one of the property's major attractions. Plas Newydd sits within the desirable Thorpe Bay area, close to the picturesque seafront and Thorpe Bay Beach, offering wonderful opportunities for coastal walks and enjoying the Thames Estuary. Southchurch Park is also nearby, providing extensive green open space and recreational facilities, whilst Thorpe Bay Broadway is within easy reach and offers a pleasant village style parade of shops, cafés, restaurants and everyday

amenities.

For commuters, Thorpe Bay mainline railway station is also conveniently situated nearby, providing regular C2C services towards London Fenchurch Street and making the area particularly appealing to those needing access to the capital.

In summary, 30 Plas Newydd represents a rare opportunity to acquire a spacious four bedroom family home in one of Southend-on-Sea's most desirable coastal locations, with no onward chain, a substantial rear garden, excellent local amenities and exciting potential for further improvement and expansion. Early internal viewing is strongly advised to fully appreciate the size, versatility and future potential this wonderful home has to offer.

Reception Hallway 15'7 x 9'0 max

Lounge 16'11 x 12'3

Dining Room 13'10 x 10'8

Kitchen/Dining/Family Room 29'5 x 8'11

Wall mounted combination boiler is wall mounted.

Guest WC

First Floor Landing

Loft access.

Bedroom One 16'11 x 12'3

Bedroom Two 13'10 x 13'7

Bedroom Three 11'4 x 9'0

Bedroom Four 9'5 x 7'2

Access to the balcony, partial sea glimpses.

Four Piece Family Bathroom/WC 9'5 x 7'2

Rear Garden

The garden measures approximately 70 feet in length.

Front

The property benefits from a beautifully enclosed walled front garden, featuring mature planted borders and a central area laid to decorative stone. There is also potential for off-street parking, subject to the necessary permissions.

Agents Note - Tenure

The property has a lease term of 875 years to run. To acquire the Freehold, we have been made aware this will cost approximately £5500.

PLAS NEWYDD





PLAS NEWYDD

ADDITIONAL INFORMATION

Local Authority – Southend

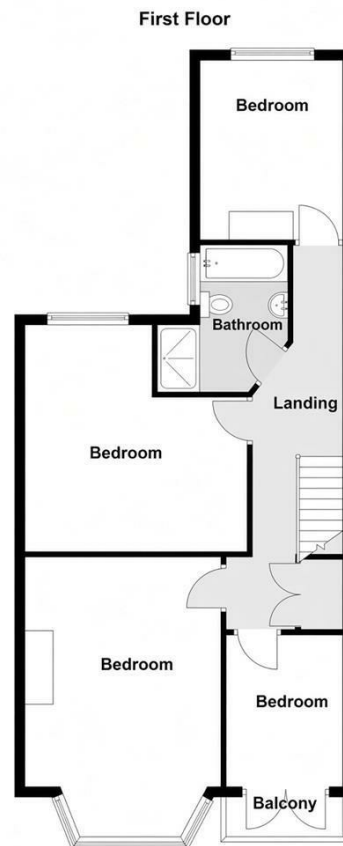
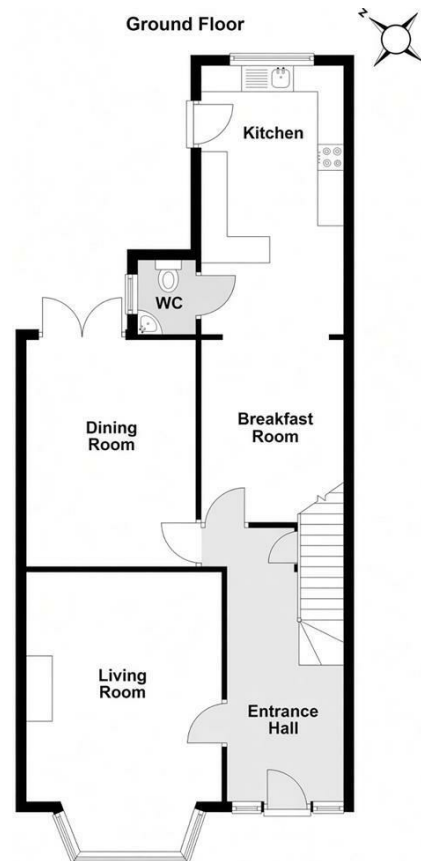
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1550.00 sq ft

Tenure – Leasehold





Plas Newydd



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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