



Unique sea-facing villa within a conservation area

37 Clifftown Parade, Southend-on-Sea, Essex

Freehold



Conservation area with park and sea views • Many period features • Close to major road and rail links • For restoration or conversion • Potential for conversion to apartments (STP)

Southend Central station: 1 mile (London Fenchurch Street from 51 minutes); Westcliff station: 1 mile (London Fenchurch Street from 47 minutes); access A127 and A13: 1.1 miles

Situation

The property is situated on the immediate borders of Westcliff and Southend-on-Sea within a sought-after conservation area in an elevated situation providing views towards the Thames Estuary. The property is located between Westcliff and Southend Central railway stations with a service to London Fenchurch Street. Close by is the A13 and A127 and a selection of schools including Southend and Westcliff grammar schools.

Accommodation

Being one of the last remaining unconverted family homes within the historic Clifftown conservation area, 37 Clifftown Parade offers flexible accommodation with some fine period features. The accommodation includes five bedrooms (one on the ground floor), four reception rooms, a large kitchen/breakfast room and a utility room. There are outside first floor spaces to both the front and rear of the house providing areas for alfresco dining.

Outside, the block paved driveway provides ample off-street parking. At the rear the gardens are split level and include useful outbuildings.

Services

All main services connected. The house benefits from latest generation solar panels that help to reduce energy bills by heating the hot water supply and also provide a useful income tariff.

Directions

From London head east on the A127 in to central Southend, at the roundabout take the third turning right on to Victoria Avenue passing Priory Park on your left. After about 1.7 miles turn right on to Queensway. At the roundabout take the second exit on to Princes Street, follow this to the end turning right at the T-junction on to Hamlet Road. Then second left on to Avenue Road which leads to Scratton Road, head right to the roundabout taking the second exit on to Cambridge Road and quick left on to Wilson Road. At the T-junction turn left on to Clifftown Parade where number 37 is the second property on your left.

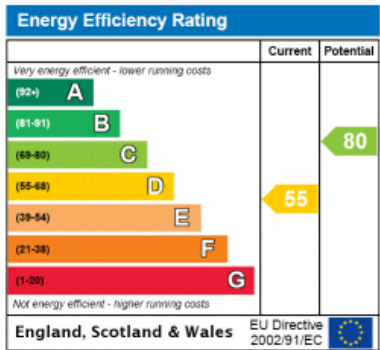
Viewing

Strictly by appointment with Savills.





Approximate Area = 334.3 sq m / 3598 sq ft
(Including Wine Cellar)
For identification only. Not to scale.
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