



180 Manners Way

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GILBERT
& ROSE

180 Manners Way
Southend-On-Sea
Essex
SS2 6QB

Guide price £290,000



Guide price £290,000 - £300,000

This wonderful mid-terrace property called "Sunflower House" is a perfect home for a growing family being a short walk from excellent local amenities. The property provides off street parking for one vehicle and a lovely unlooked rear garden with multiple sheds for additional storage and a paved seating area which is a peaceful space to sit and relax in your downtime especially in those warmer summer months. Walk through the front entrance door and you will find a downstairs cloakroom, modern kitchen, two spacious reception rooms including a lounge and conservatory, immaculate three piece suite family bathroom and three great sized bedrooms. Another true selling point to this property is its fantastic location with easy access to the A127, multiple bus connections, you can stroll 15 minutes down the road and find yourself in the stunning priory park where the whole family can enjoy the play area and long walks in the surrounding nature and only a 10 minute walk from Southend Airport station which is ideal for any commuters in the family as you can roll out of bed and catch the train to London in an hour.



Entrance

Entrance door into porch with further door into hallway comprising smooth ceiling with pendant lighting, stairs leading to first floor landing, under stair storage cupboard, dado rail, radiator, laminate flooring.

Lounge

Double glazed window to front, smooth ceiling with pendant lighting, space for electric fire, radiator, laminate flooring, double doors opening to:



Kitchen

11'4 x 9'4 (3.45m x 2.84m)
Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink with mixer tap and drainer unit, space for fridge freezer, space for cooker with extractor unit over, space for dishwasher and washing machine, wall mounted boiler, double glazed window to rear, smooth ceiling with ceiling light, partially tiled walls, tiled flooring.

Conservatory

13' x 8'9 (3.96m x 2.67m)
Double glazed windows to side and rear, double glazed door to side leading to rear garden, tiled flooring.

Downstairs Cloakroom

Two piece suite comprising wash hand basin with mixer tap set into vanity unit, low level w/c, double glazed obscure window to rear, smooth ceiling with pendant lighting, tiled flooring.

First Floor Landing

Smooth ceiling with pendant lighting, airing cupboard, storage cupboard, carpeted flooring, doors to:

Bedroom One

12'1 x 11'5 (3.68m x 3.48m)

Double glazed window to front, coved cornicing to ceiling with pendant lighting, fitted wardrobe, radiator, carpeted flooring.

Bedroom Two

11'5 x 11'5 (3.48m x 3.48m)

Double glazed window to rear, coved cornicing to ceiling with pendant lighting, fitted wardrobe, radiator, carpeted flooring.

Bedroom Three

7'9 x 7'9 (2.36m x 2.36m)

Double glazed window to front, coved cornicing to ceiling with pendant lighting, radiator, carpeted flooring.

Bathroom

Three piece suite comprising panelled bath with handheld rainfall shower attachment over, wash hand basin set into vanity unit, low level w/c, double glazed obscure window to rear, coved cornicing to ceiling with pendant lighting, tiled walls, tiled flooring.

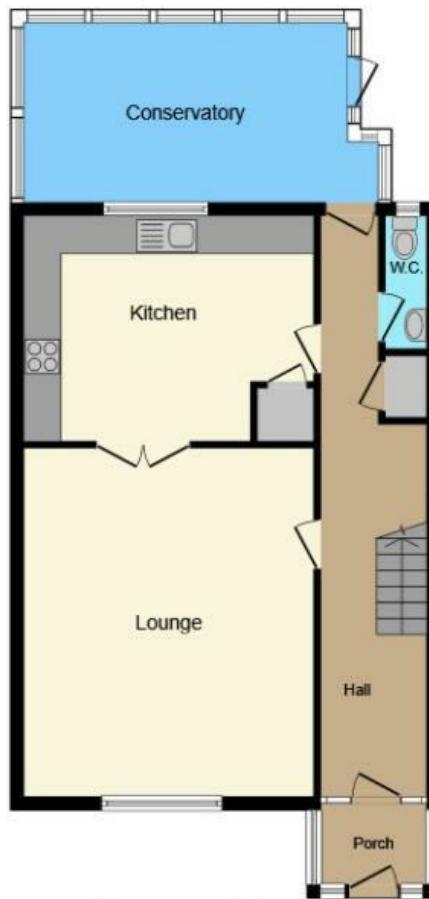
Rear Garden

Slab paved area to front, stepping stone pathway leading to crazy paved seating area, two large sheds, summerhouse, remainder laid to lawn, mature tree and shrub borders to sides, gate to rear.

Front Garden

Block paved driveway providing off street parking for one vehicle, lawn area to side, partial shrub borders.





Ground Floor



First Floor