

To arrange a viewing contact us
today on 01268 777400



Southbourne Grove, Westcliff-On-Sea Offers invited £800,000

CHECK OUT THE VIDEO - Aspire Estate Agents proudly present this spectacular five-bedroom semi-detached family house, perfect for a growing or large family looking for their dream home. The property stands out with its large front driveway, providing ample off-street parking, and side gated access to a generous rear garden featuring mature shrubs and seating areas for year-round entertainment.

Upon entering, you'll be impressed by its high ceilings, feature fireplaces, slatted walls, plaque rails, and more. The welcoming entrance hall leads to multiple spacious reception rooms, including a dining room, lounge, and bright conservatory that offers stunning views of the attractive rear garden. The ground floor also boasts a downstairs cloakroom, a well-equipped open-plan kitchen/diner with a central island, and an integral garage partly converted into a utility room and storage space.

Upstairs, the first floor hosts a luxurious four-piece family bathroom and five generously sized bedrooms, including an en-suite to bedroom four.

Situated in the heart of Westcliff-on-Sea, this home is just a stone's throw from local shops, a 15-minute walk from Chalkwell Park, and a 15-minute walk from London Road with its array of shops, supermarkets, cafes, bars, and restaurants. The property offers easy access to the A13 and is only a 5-minute drive from Prittlewell and Westcliff stations, providing a commute to London in under an hour. The school catchment area includes Earls Hall Junior School, Eastwood Academy, and the highly sought-after grammar schools, Westcliff High School for Girls and Westcliff High School for Boys Academy, all boasting outstanding Ofsted ratings.

Council tax band E

Entrance
18'0 x 10'3

Entrance door into porch with further door into hallway comprising double glazed leadlight window to front, coved cornicing to ceiling with pendant lighting, stairs leading to first floor landing, solid wood flooring, doors to:

Dining Room
17'1 x 13'6

Double glazed leadlight bay window to front, double glazed leadlight window to side, coved cornicing to ceiling with pendant lighting, gas feature fireplace with ceramic tiled hearth and wooden mantle, radiator, solid wood flooring.

Downstairs W/C

Two piece suite comprising pedestal wash hand basin and low level w/c, smooth vaulted ceiling with pendant lighting, panelled walls, under stair storage cupboard, tiled flooring.

Lounge

19'4 x 12'5

Double glazed windows to rear, double glazed door to rear opening to conservatory, brick feature fireplace with wooden mantle, radiator, carpeted flooring.

Conservatory

23'0 x 10'6

Double glazed windows to side and rear, double glazed French doors to rear opening to rear garden, high smooth ceiling with fitted spotlights and pendant lighting, gas central heating boiler, radiator, tiled flooring.

Kitchen/Diner
22'0 x 11'8

Range of wall and base level dark pine units with granite work surfaces above incorporating composite sink and drainer unit, centred island with granite work surfaces extending into breakfast bar, space for range style cooker with extractor unit above, integrated dishwasher, space for American style fridge/freezer, double glazed windows to rear, double glazed sliding patio door to rear opening to rear garden, coved cornicing to smooth ceiling with fitted spotlights and pendant lighting, tiled splashbacks, tiled flooring, door to:

Family Bathroom

Luxury four piece suite comprising freestanding bath

with taps and handheld shower attachment, double length walk in shower cubicle with rainfall shower, wash hand basin set into vanity unit and low level w/c, heated towel rail, double glazed window to rear, coved cornicing to smooth ceiling with fitted spotlights and ceiling rose with pendant lighting, partly tiled walls, radiator, laminate flooring.

Rear Garden

Slab paved seating area, steps down to remainder laid to lawn, mature trees and feature shrub borders, shed to remain, raised decked seating area with downlighting, further raised decked seating area at rear, side gated access to front garden.

Front Garden

Block paved driveway providing off street parking for multiple vehicles, external lighting, raised brick borders with mature trees and feature shrubs, up and over door to garage, side gated access to rear garden.

Agents Note

The integral garage has been partly converted into a utility room with the remainder being used for storage, this can easily be converted back to a full garage.

First Floor Landing Large split landing comprising double glazed window to side, smooth ceiling with pendant lighting, loft access, airing cupboard, carpeted flooring, doors to:

Bedroom One

16'1 x 13'1

Double glazed leadlight bay window to front, double glazed leadlight window to side, coved cornicing to ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

Bedroom Four

13'10 x 8'10

Double glazed leadlight window to front, coved cornicing to ceiling with pendant lighting, radiator, carpeted flooring, door to:

Bedroom Two

13'6 x 10'8

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

Bedroom Three

12'10 x 9'0

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

En-Suite

Two piece suite comprising walk in shower cubicle with handheld attachment and wash hand basin, ceiling with pendant lighting, tiled flooring.

Bedroom Five

10'10 x 10'6

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

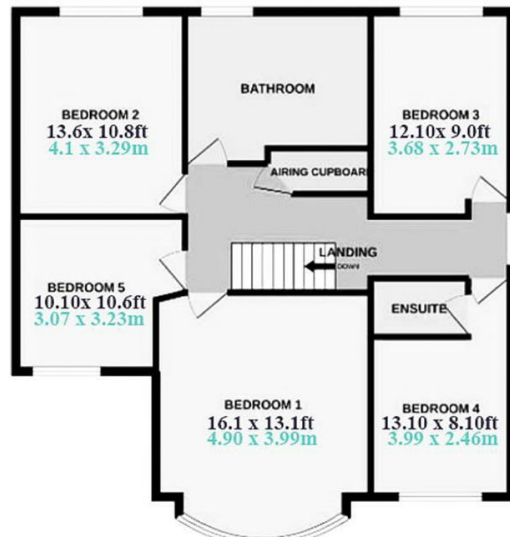
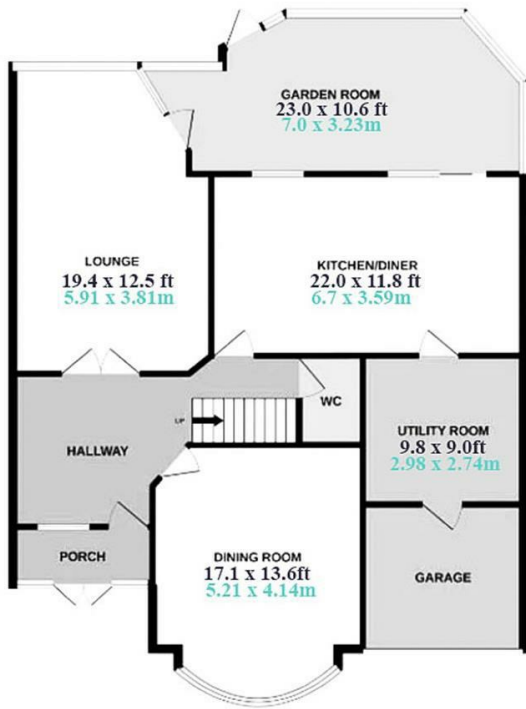
Utility Room

9'8 x 8'0

Range of wall and base level units with laminate work surfaces above, space for washing machine and tumble dryer, double glazed window to side, double glazed door to side opening to rear garden, ceiling with pendant lighting, tiled flooring, door to:

Integral Garage

Up and over door to front, power and lighting, used as a storage room.



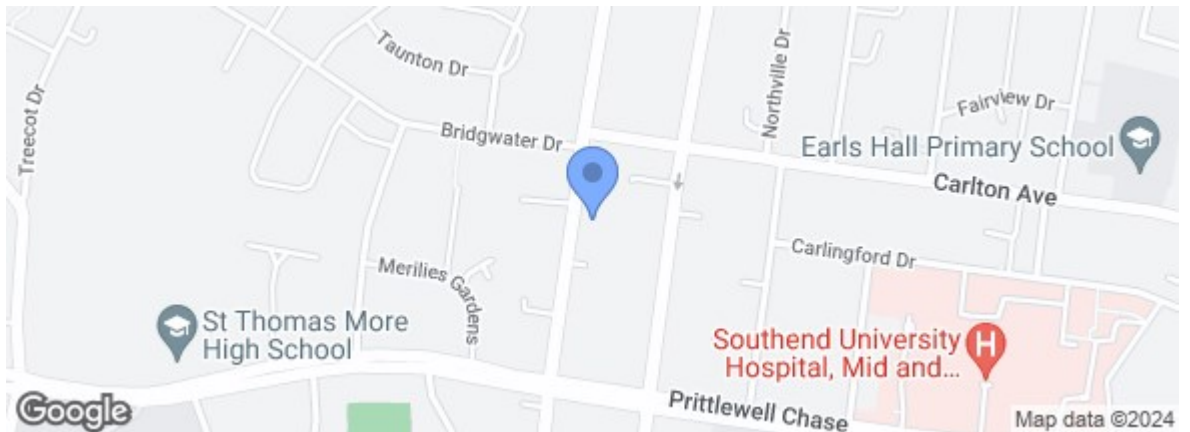
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ESTATE AGENTS

Southbourne Grove

Westcliff-On-Sea

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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