

**To arrange a viewing contact us
today on 01268 777400**



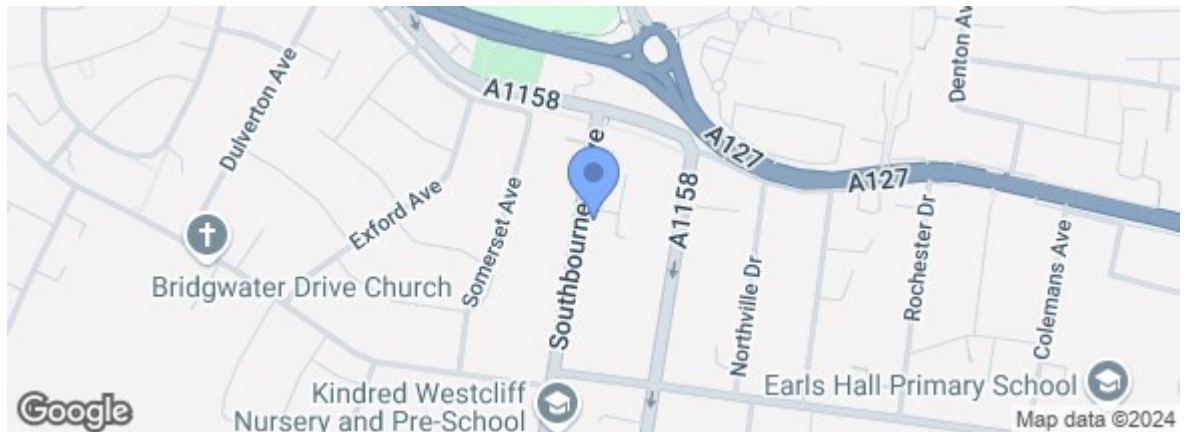
Southbourne Grove, Westcliff-On-Sea Guide price £550,000

Aspire Estate Agents are delighted to offer for sale this extended and substantial three-bedroom semi-detached family home, situated on a prominent corner plot in a popular residential area close to all local amenities. Conveniently located, this home is within easy walking distance of Southend Hospital and several senior schools, including Westcliff Grammar. The nearby shopping districts of Southend, Westcliff, and Leigh are all easily accessible, providing an excellent range of amenities, including shops and schools.

| | |
|--|---|
| Hallway: | 9'10" x 8'3" (3m x 2.51m) |
| Door into hallway, double glazed window to front, tiled flooring, stairs to first floor landing, ornate coved cornicing to ceiling, inset spotlights, doors to: | Double glazed window to front, carpeted flooring, radiator, ornate coved cornicing to ceiling. |
| Lounge: | Bathroom: |
| 14'3" x 11'6" (4.34m x 3.51m) | Three piece suite comprising of vanity unit wash hand basin with rainfall mixer taps, freestanding bath, large walk in shower, tiled walls, tiled flooring, inset spotlights, double glazed obscure window to rear. |
| Double glazed windows to rear, double glazed door to rear leading into rear garden, carpeted flooring, feature fireplace, ornate coved cornicing to ceiling. | Separate WC: |
| Kitchen: | One piece suite comprising of low level WC, tiled flooring, double glazed obscure window to side. |
| 11'1" x 7'9" (3.38m x 2.36m) | Rear Garden: |
| Fitted with a range of base and wall mounted units with square edge work surfaces, sink and drainer unit incorporated with mixer taps, integrated double oven, hob and extractor hood, space for American style fridge freezer, inset spotlights, double glazed window to rear, double glazed door to side leading into rear garden, coved cornicing to ceiling. | Paved patio area with remainder laid to lawn, mature shrub and tree borders, gated side access to front. |
| Dining Room: | Front Garden: |
| 14'0" x 11'6" (4.27m x 3.51m) | Path to front door entrance, driveway providing off street parking for multiple vehicles, gated side access to rear. |
| Double glazed bay window to front, carpeted flooring, marble wall, ornate coved cornicing to ceiling. | |
| First Floor Landing: | |
| Double glazed obscure window to side, carpeted flooring, ornate coved cornicing to ceiling, doors to: | |
| Bedroom One: | |
| 14'5" x 11'3" (4.39m x 3.43m) | |
| Double glazed bay window to front, carpeted flooring, fitted wardrobes, ornate coved cornicing to ceiling. | |
| Bedroom Two: | |
| 11'7" x 11'7" (3.53m x 3.53m) | |
| Double glazed window to rear, carpeted flooring, fitted wardrobes, radiator, ornate coved cornicing to ceiling. | |
| Bedroom Three: | |



| 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 | | | |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.