



FOR SALE

Ailsa Road, Westcliff-On-Sea SS0 8BL

Offers Over £575,000 Freehold Council Tax Band - E

- Character Semi-Detached House
- Five Bedrooms
- Accommodation Over 3 Floors
- Two Reception Rooms
- 26' Kitchen Diner
- Attractive Rear Garden
- West Facing Balcony
- Off Street Parking to Front
- Close to Rail Station & Amenities
- Convenient for Schools & Seafont

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Beautiful five bedroom semi-detached house full of character and charm. This delightful property is spread over three floors affording generous spaces and benefits from off street parking, an attractive rear garden and west facing first floor balcony. A welcoming reception hall leads to a lounge the front aspect, rear sitting room and stunning 26' kitchen diner leading out to the

garden. The first floor has four bedrooms and family bathroom with the principal bedroom and en-suite to the top floor. Set in a central Westcliff location, close to the rail station and main travel routes and ideal for schools, amenities and the seafront.

Entrance

Double glazed doors into porch with mosaic tiled floor and stained glass front door into hallway. Wooden floor, picture rail, dado rail, stairs to first floor with under stair cupboard and doors to all rooms.

Lounge

Good size lounge to front aspect with double glazed bay window, wooden floor, picture rail, coving, radiator and decorative feature fireplace.

Sitting Room

Second reception room to the rear aspect with coving, radiator, decorative feature fireplace and double glazed French doors out to rear garden. Open doorway to kitchen diner.

Kitchen Diner

Spacious kitchen diner to the rear aspect with double glazed windows to the side and rear, door to garden, radiator and wooden floor. The fitted kitchen has a range of wall and base units with quartzite granite work surface, splashbacks and stainless steel sink with Quooker hot tap. Integrated appliances include eye level Siemens twin oven, Bora hob, dishwasher and wine chiller.

First Floor

Stairs to first floor landing. Doors to all rooms.

Bedroom 2

Bedroom to front aspect with double glazed bay window, fitted carpet, two radiators and picture rail.

Bedroom 3

Bedroom to the rear aspect with two double glazed sash windows, coving, picture rail, radiator and decorative feature fireplace.

Bedroom 4

Bedroom to the front aspect with door to west facing balcony, coving, picture rail and radiator.

Bedroom 5

Bedroom to the rear aspect with double glazed window, wood effect floor, radiator and picture rail.

Bathroom & WC

Four piece white suite comprising bath with shower attachment, separate shower cubicle, WC and twin vanity wash hand basin. Tiled floor with underfloor heating, part subway tiled walls, double glazed window to side aspect, inset spotlights and tall radiator. Separate WC with double glazed window and radiator.

Second Floor

Stairs up to second floor landing with Velux window.

Bedroom 1

Principal bedroom to the top floor comprising large master bedroom with double glazed window to front and Velux window to rear, tiled floor, radiator, dressing area and freestanding bath tub. Door to en-suite.

En-Suite

Three piece suite comprising shower with rain head and glazed screen, WC and vanity unit bowl wash hand basin. Tiled floor and walls, Velux window, inset spotlights and radiator.

Rear Garden

Attractive and well-kept rear garden with patio area, lawn, timber fencing, pergola and summerhouse.

Parking

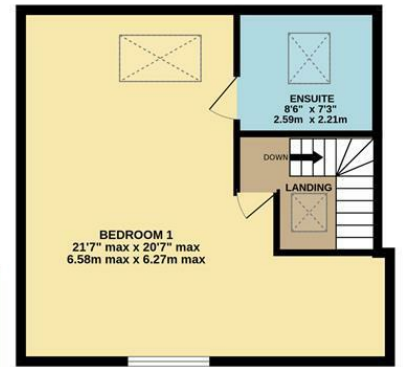
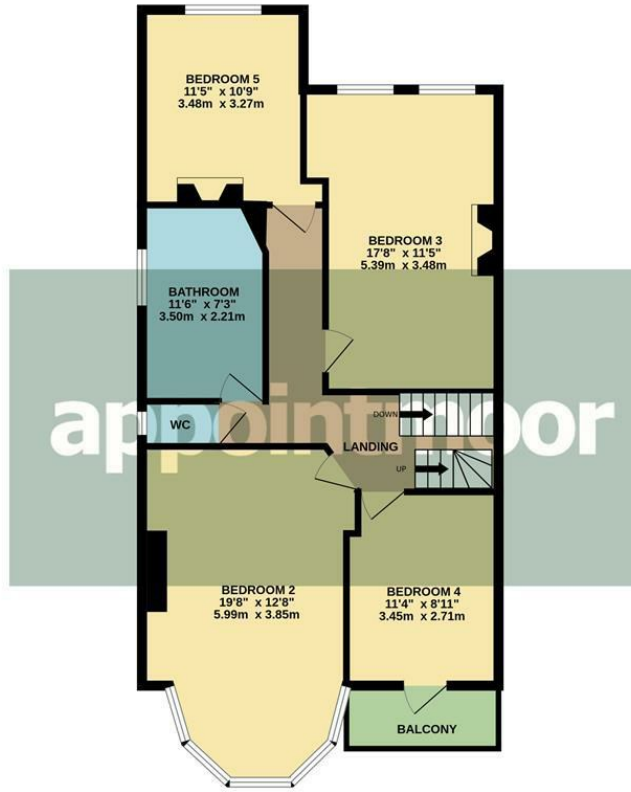
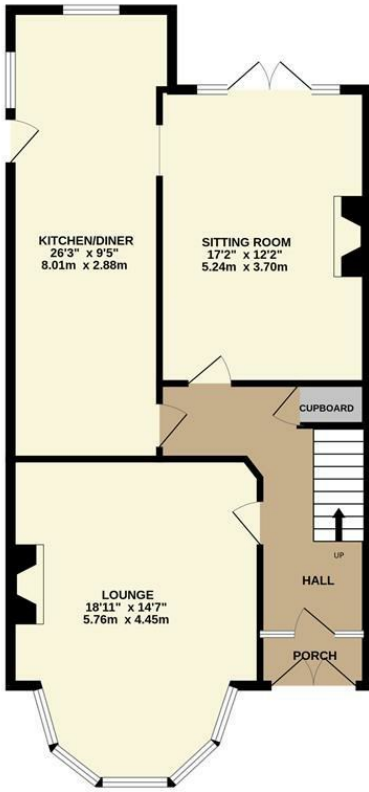
Paved frontage for off street parking of two vehicles.



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.

2ND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	73





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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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