



FOR SALE

Southbourne Grove, Westcliff-On-Sea SS0 9UU

Offers In Excess Of £475,000 Freehold Council Tax Band - D

- Semi-Detached House
- Garage & Off Street Parking
- Three Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Character Features Throughout
- Good Size West Facing Rear Garden
- Central Westcliff Location
- Ideal for Southend Hospital & Schools
- Close to Travel Routes & Amenities

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

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Description

Superb, spacious semi-detached house, spread over a wide plot with garage and off street parking. This delightful property is full of character and charm with decorative feature fireplaces and high ceilings. The ground floor offers versatile living with a lounge, dining room and further bedroom/reception plus two kitchen areas and three piece bathroom. Upstairs the

first floor has three bedrooms and bathroom with separate WC. Externally there is a good size west facing rear garden, garage to the side aspect and paved frontage for parking. Situated in a great central position, within walking distance of Chalkwell Park & rail station and ideal for schools, amenities, travel routes and the hospital. Viewing advised.

Entrance

Front door into entrance hallway with fitted carpet, radiator, stairs to first floor and doors to rooms.

Lounge

Lounge to the front aspect with double glazed bay window, fitted carpet, radiator, coving and decorative feature fireplace.

Dining Room

Dining room to the rear aspect with double glazed window, wooden floor, coving, radiator and decorative feature fireplace. Double doors through to kitchen area and door to bedroom/reception.

Kitchen

Kitchen area with wooden floor, coving, radiator and double glazed window having space for breakfast bar island, storage and oven. Open through to further kitchen area with wall and base units, wooden work surface, stainless steel sink with drainer and space for appliances. Tiled floor, double glazed window and door out to rear garden.

Bathroom

Three piece white suite comprising bath, WC and pedestal wash hand basin. Tiled floor, two double glazed windows and coving.

Bedroom/Reception Room

Ground floor bedroom/reception room with wood effect floor, two double glazed windows and French doors out to the rear garden.

First Floor

Stairs to first floor landing with fitted carpet and doors to all rooms.

Bedroom

Bedroom to the front aspect with double glazed bay window, fitted carpet, coving and radiator.

Bedroom

Bedroom to rear aspect with wooden floor, double glazed window, radiator, coving and decorative feature fireplace.

Bedroom

Bedroom to front aspect with double glazed window, fitted carpet and radiator.

Bathroom & WC

Two piece suite comprising bath and wash hand basin with double glazed window, tiled floor and radiator. Separate WC with wash hand basin, tiled floor and double glazed window.

Rear Garden

Good size west facing rear garden with patio and lawn areas and timber fencing.

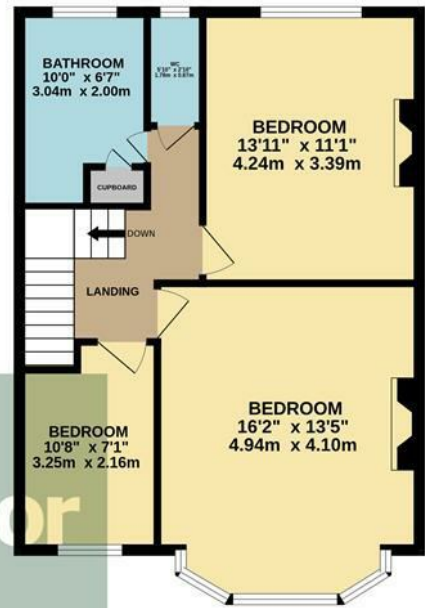
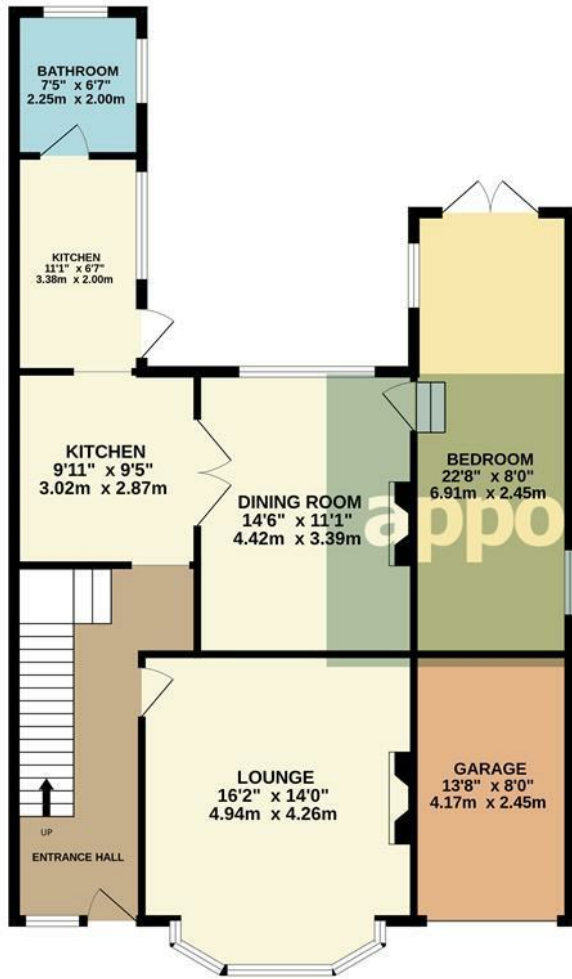
Garage & Parking

Paved frontage for off street parking and garage with double doors.



GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.1 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			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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