



# FOR SALE

## **Branscombe Square, Thorpe Bay SS1 3QD**

**Offers In Excess Of £700,000   Freehold   Council Tax Band - E**

- Detached Two Bedroom 'Goldsworthy' Bungalow
- Quiet Cul-De-Sac Location
- Two Large Reception Rooms
- Fitted Kitchen with Integrated Appliances
- Four-Piece Family Bathroom
- Generously Sized Rear Garden with Brick Built Pond
- Driveway with Parking for One Vehicle
- Stunning Square Views
- Garage with Power and Lighting
- Close Proximity to Thorpe Bay Train Station

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

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## Description

Welcome to Branscombe Square, located in the heart of a quiet cul-de-sac in Thorpe Bay this two bedroom detached 'Goldsworthy' bungalow has fantastic features throughout. Located on an idyllic road you have stunning views of the quiet Branscombe Square Green right on your doorstep. This charming bungalow offers two large reception rooms, two double bedrooms, a stunning fitted kitchen and bathroom alongside a beautifully maintained garden with a patio entertainment area that all the family can enjoy. This home offers great character with original brick built feature fireplaces and exposed wooden beams throughout. Providing plenty of storage you have a large loft space, ample storage

cupboards and also a garage with power and lighting.

In a convenient location you are a short walk away from the popular Thorpe Bay Broadway where you can enjoy local amenities, cafes and restaurants. You are a short two minute drive from Thorpe Bay Golfing Club and within a quick distance to the beach where you can enjoy seaside walks in the warmer months.

### Entrance

Porch area with tiled flooring, wooden door leading to entrance hall, carpet flooring, radiators, storage cupboards, exposed wooden beams, loft access, pendant lighting.

### Lounge

Carpet flooring, radiator, double glazed windows to side aspect, double glazed window to rear aspect, single glazed door leading to dining area, brick built feature fireplace, exposed wooden beams, pendant lighting.

### Kitchen

Wood effect flooring, double glazed window to side aspect, double glazed door leading to side aspect, base & wall units, marble effect work surface incorporating ceramic sink & drainer, 5 point gas hob with extractor over, integrated 'SIEMENS' oven, integrated dishwasher, space for fridge freezer, storage cupboard with space for washing machine, tiled splash back, spotlight lighting.

### Dining Room

Wooden flooring, double glazed french doors to rear aspect, double glazed window to side aspect, double glazed window to rear aspect, radiator, brick built feature fireplace, pendant lighting.

### Bedroom 1

Carpet flooring, double glazed bay window to front aspect, double glazed window to side aspect, radiator, brick built feature fireplace, exposed wooden beams, pendant lighting.

### Bedroom 2

Wooden flooring, radiator, double glazed window to front aspect, double glazed window to side aspect, double glazed obscure window to side aspect, brick built feature fireplace, pendant lighting.

### Bathroom

Wooden flooring, double glazed obscure window to side aspect, radiator, hand basin, shower cubicle, panelled bath, W/C, tiled walls, extractor, spotlight lighting.

### Rear of Property

Great size rear garden laid to lawn, brick built plumbed pond, block paved patio entertainment area, shrubs and flower beds, side access.

### Garage

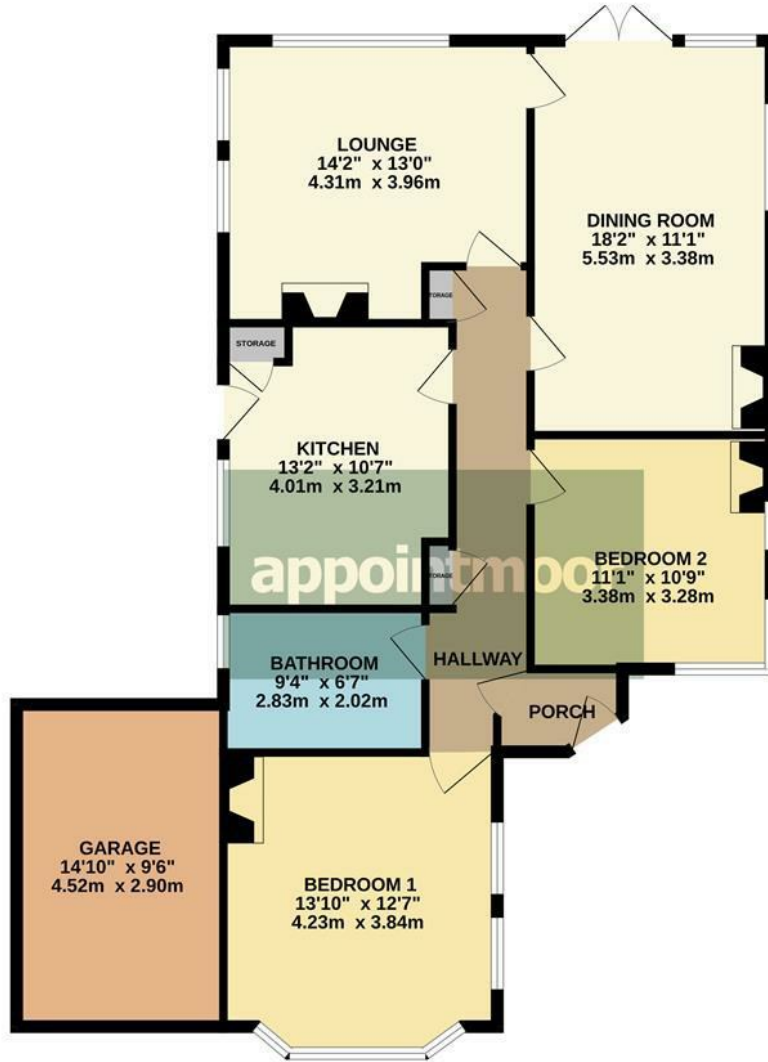
Up and over door, electric and power supplied.

### Front Of Property & Parking

Attractive front garden laid to lawn, block paved pathway, concrete driveway with space for one vehicle.



GROUND FLOOR  
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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.  
Made with Metropix 6/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointment Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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