



# FOR SALE

## Westcliff Park Drive, Westcliff-On-Sea SS0 9LW

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

- Three Bedroom Detached Chalet Bungalow
- Renovated Throughout
- West Facing Rear Garden
- Modern Four Piece Bathroom Suite
- Spacious Throughout
- Large Kitchen
- Bright and Airy
- Recently Redecorated
- Off Street Parking
- Close to Transport Links and Amenities

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

**appointmoor**

## Description

Take a look at this stunning 3 double bedroom property on Westcliff Park Drive. With off-street parking and a west facing garden, and located close to transport links, local amenities and Southend Hospital, this property offers a perfect blend of space, style, and convenience.

Upon entering, you're greeted by a spacious and inviting hallway, flooded with natural light and a beautiful wood burner. The layout is designed to accommodate modern living, with a thoughtful flow that effortlessly connects the living spaces.

Featuring three large double bedrooms, a modern 4-piece bathroom suite, lots of storage throughout, and a large kitchen, there is lots of space for entertaining or relaxing. There is also a large west facing garden, which will be perfect for the summer months.

Bright, airy, and thoughtfully designed, this property on Westcliff Park Drive offers the ultimate in modern living. Don't miss the opportunity to make this your dream home in a great location. Contact us today to arrange a viewing.

### Entrance

Spacious and bright entrance hallway with wood burning fireplace, doors leading to all rooms and stairs leading to first floor. Carpet floor, skirting, pendant lighting, radiator. Single glazed window to side aspect, under stairs storage and alarm system.

### Lounge

Inviting and large lounge area with double glazed bay window to front aspect. Carpet, radiator, pendant lighting and skirting.

### Bathroom

Good size 4-piece bathroom suite with sink, toilet, bath and separate shower with rainfall shower over. Lino flooring, part tiled walls, obscured double glazed window to side aspect, cupboard with combi boiler.

### Dining Room

Large Lounge with double glazed French doors to rear aspect leading out to the garden. Wood burning fireplace with decorative surround, carpet flooring and radiator. Traditional features such as ornate cornicing, skirting and ceiling rose with pendant light.

### Kitchen

Spacious kitchen with a range of base and wall units. Double glazed window to rear aspect, double glazed door to side aspect. Beautiful and functional range cooker with extractor above, space and plumbing for washing machine. Lino flooring, tile splashback, roll top work surfaces, spotlight lighting, coving and radiator. Pantry style storage area and large ceramic sink.

### Landing

Carpet flooring, double glazed window to front aspect, large storage cupboard, skirting, pendant lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed window to side aspect, double glazed French door to Juliette balcony, double glazed French door to balcony, storage cupboard, skirting, pendant lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed window to front aspect, skirting, pendant lighting.

### Bedroom 3

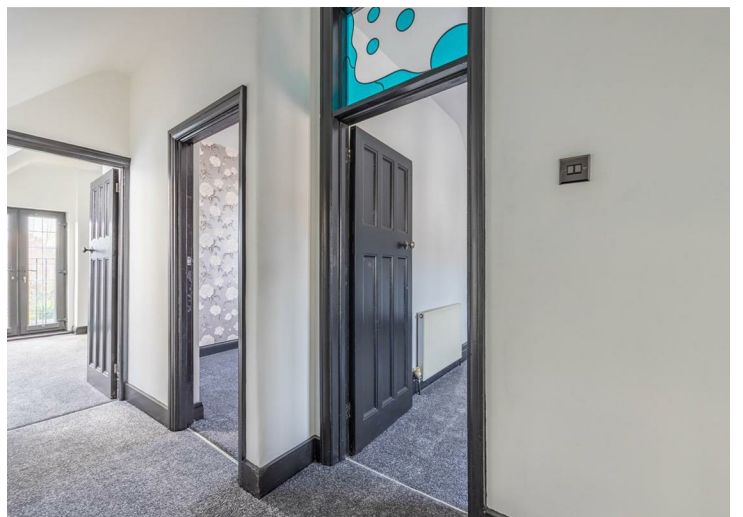
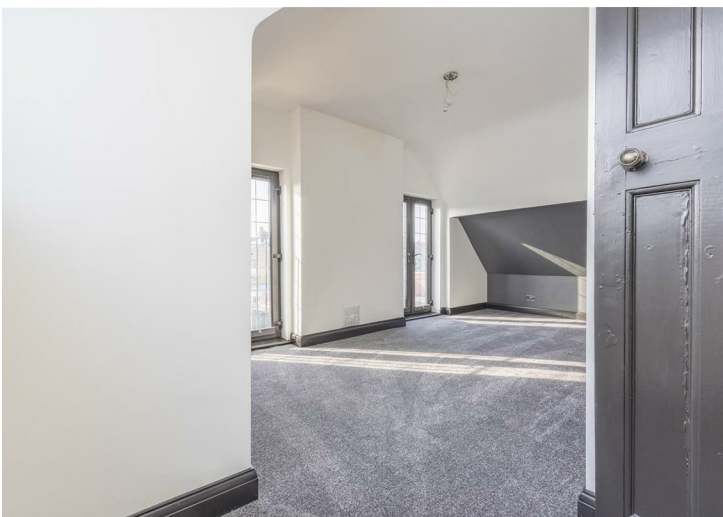
Carpet flooring, radiator, double glazed window to side aspect, storage cupboard, loft access, skirting, pendant lighting.

### Front Of Property & Parking

Concrete driveway with parking for two vehicles, shrubs and flower beds, side access.

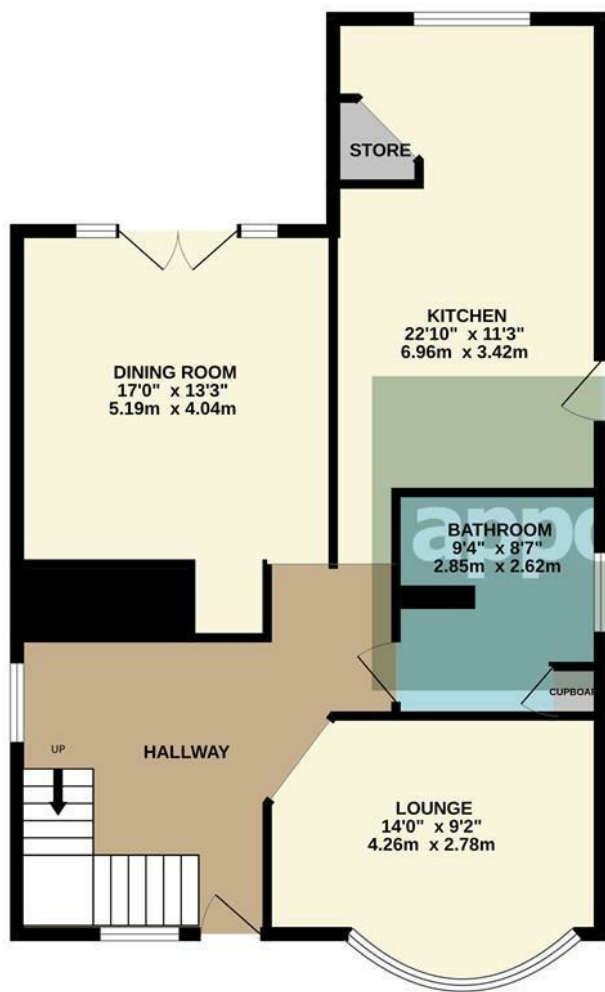
### Rear Garden

West facing large rear garden, laid lawn, decked seating area, shrubs & flower beds, side access.



GROUND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1434 sq.ft. (133.2 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	81

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	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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