



FOR SALE

Westbourne Grove, Westcliff-On-Sea SS0 9TY

Offers In The Region Of £475,000 Freehold Council Tax Band - C

- Detached Three/Four Bedroom Chalet Bungalow
- Three/Four Double Bedrooms
- Two Reception Rooms
- Large Rear Garden With Detached Garage
- Spacious Lounge Area
- Sold Via Modern Method Of Sale
- Driveway With Parking For One Vehicle
- Situated In Central Westcliff-On-Sea
- Close To Local Amenities
- Walking Distance To Chalkwell Park

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

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Description

We are pleased to bring to the market this detached three/four bedroom chalet bungalow located in the sought-after area of Westbourne Grove, Westcliff-On-Sea. This property boasts a spacious layout with two reception rooms, perfect for entertaining guests or simply relaxing with the family.

With three/four bedrooms and two bathrooms, there is ample space for a growing family or those who enjoy having extra room for guests or a home office. The property's chalet bungalow style adds character and uniqueness to the home, making it stand out from the rest. One of the highlights of this property is the exceptionally large lounge area, providing a cosy and inviting space to unwind after a long day. The

two reception rooms offer versatility in how you can utilise the space to suit your lifestyle and needs.

Outside, you will find a large rear garden, ideal for enjoying outdoor activities or simply basking in the sun during the warmer months. The detached summerhouse provides additional storage space or parking options, complementing the convenience of having parking for one vehicle on the property.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Entrance

Double glazed panelled door to entrance, carpet, radiator, coving to ceiling, pendant lighting.

Lounge

Wooden flooring, radiators, double glazed bay windows to front aspect, coving to ceiling, spotlight lighting.

Dining Room/Bedroom 4

Carpet flooring, radiator, double glazed French doors to rear aspect, double glazed windows to rear aspect, coving to ceiling, pendant lighting.

Kitchen

Tiled flooring, radiator, double glazed windows to side aspect, double glazed obscure door to rear aspect, base & wall units, 5 point gas hob with extractor over, freestanding dishwasher, space for fridge/freezer, space and plumbing for washing machine, integrated oven, pantry sized cupboard with storage, spotlight lighting.

Bathroom

Tiled flooring, tiled walls, shower cubicle, W/C, hand basin, coving to ceiling, ceiling mounted lighting.

Landing

Carpet flooring, double glazed skylight to side aspect, coving to ceiling, pendant lighting.

Bedroom 1

Carpet flooring, radiator, double glazed windows to front aspect, double glazed window to side aspect, coving to ceiling, pendant lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to side aspect, coving to ceiling, pendant lighting.

Bathroom

Tiled flooring, heated towel rail, double glazed skylight to side aspect, partially tiled walls, built in Jacuzzi bath, W/C, hand basin, storage cupboard, extractor, coving to ceiling, spotlight lighting.

Bedroom 3

Carpet flooring, radiator, double glazed skylights to side aspect, coving to ceiling, pendant lighting.

Summerhouse

Concrete flooring, shelving units and can easily be used as an office space or gym area.

Garage

Up & over door, concrete flooring, storage shelving, power & lighting.

Rear Garden

Decked seating area, laid lawn, side access.

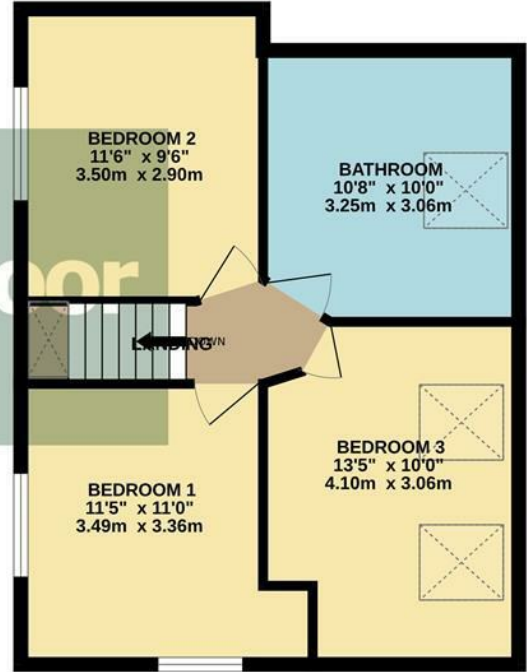
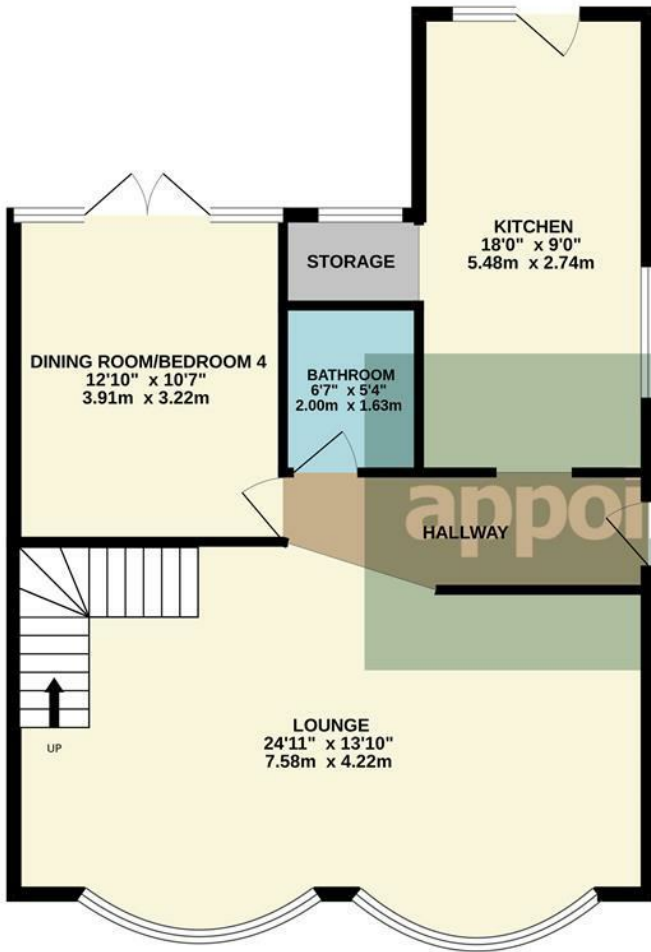
Front Of Property & Parking

Block paved driveway with parking for one vehicle.



GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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			73
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	

AGENTS NOTES: Appointmoor 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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