



# FOR SALE

## Southbourne Grove, Westcliff-On-Sea SS0 0AQ

Offers In The Region Of £1,100,000 Freehold Council Tax Band - F

- Stunning Detached Six Bedroom Home
- Three Reception Rooms
- Beautiful Original Character Features
- Large Rear Garden
- Outbuilding With Heating/Aircon
- In & Out Driveway With Parking For Several Vehicles
- Fitted Kitchen/Breakfast Room With Space For Appliances
- Situated Within Close Access To The A127
- Access To Chalkwell & Southend Airport Station
- Spacious Loft Room

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

**appointmoor**



## Description

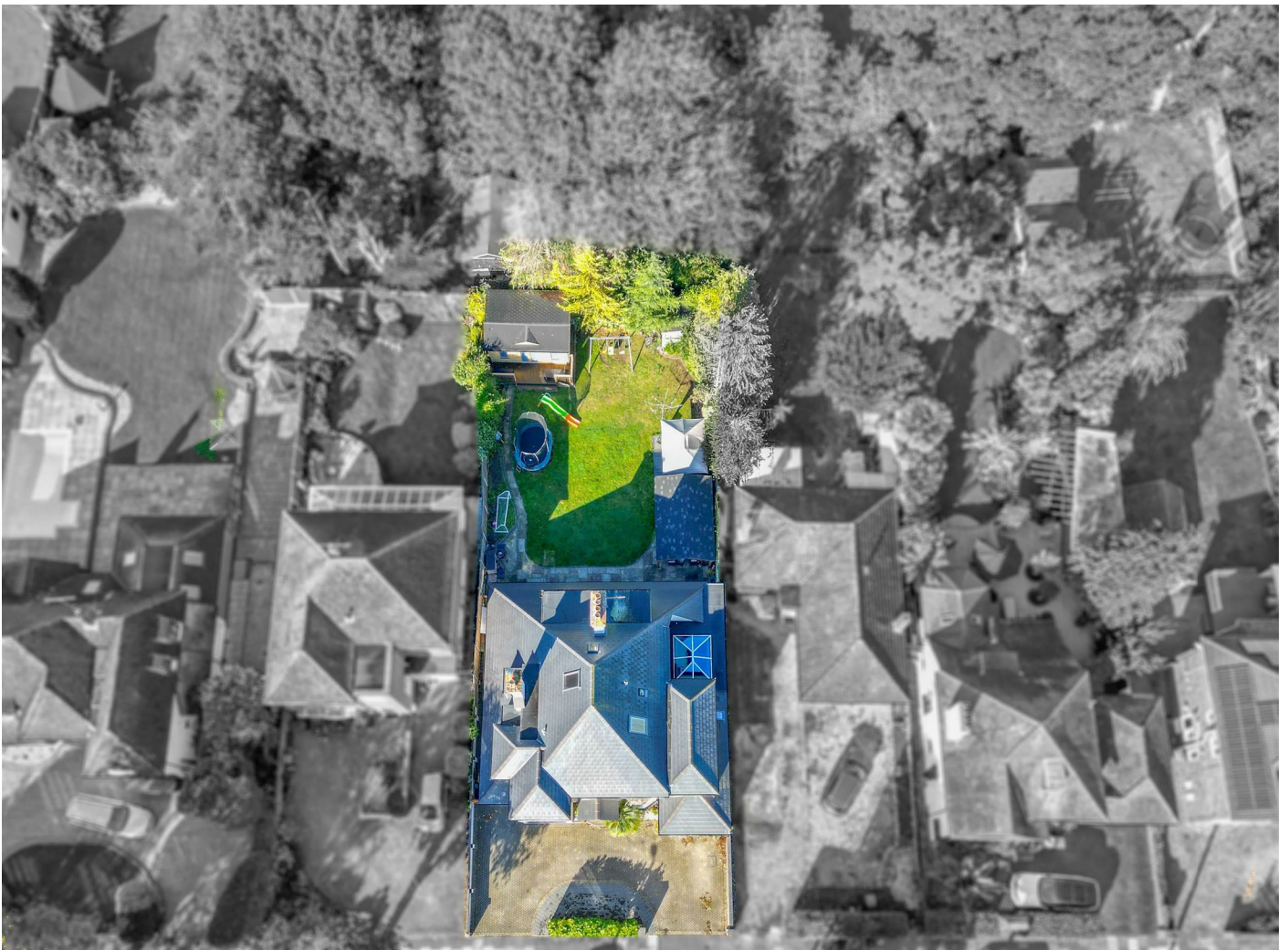
### **\*\*SIX BEDROOMS\*\***

We are pleased to bring to market Southbourne Grove of Westcliff-On-Sea, this beautiful six-bedroom detached family home is a true gem waiting to be discovered. Boasting a generous 2,820 sq ft of living space, this property has been lovingly extended and renovated throughout, offering a perfect blend of modern amenities and gorgeous original character features.

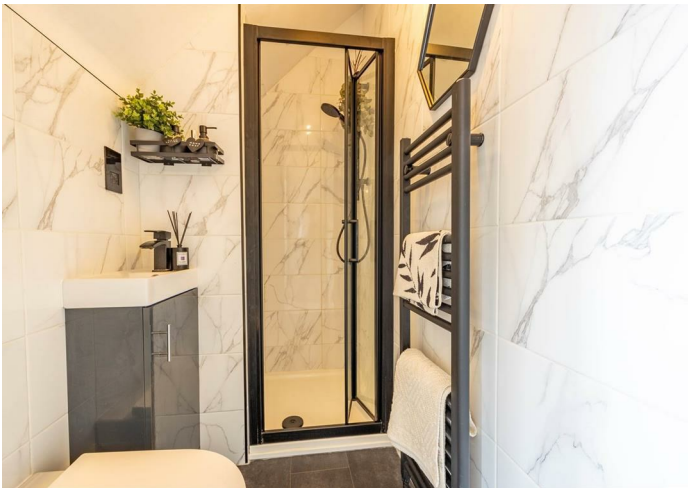
As you step inside, you are greeted by a large entrance hall, three inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The large kitchen/breakfast room is a culinary delight, providing ample space for creating delicious meals and lasting memories.

With six fantastically sized bedrooms and four bathrooms, there is no shortage of space for the whole family to unwind and recharge. The in and out driveway offers parking for several vehicles, making coming and going a breeze.

Conveniently located just a short distance from Chalkwell and Southend Airport station taking you directly into London Fenchurch Street. You are also within catchment areas for some great schools. This property combines the tranquillity of suburban living with easy access to transportation links. Don't miss out on the opportunity to make this stunning property your new home sweet home.









### **Entrance Hall**

20'6" x 14'6" (6.26 x 4.42)

Beautiful double single glazed obscure glass stained doors to entrance, original Parquet flooring, double glazed bay window to front aspect with window seat, radiator, panelled walls, storage cupboard, picture rail, coving to ceiling, pendant lighting.

### **Lounge**

21'8" x 18'5" (6.62 x 5.62)

Original Parquet flooring, radiator, double glazed bay windows to front and side aspect, feature fireplace located in snug area with log burner and seating, serving hatch single glazed window, panelled walls, spotlight lighting.

### **Reception Room**

20'11" x 19'9" (6.38 x 6.02)

Original Parquet flooring, radiator, double glazed obscure window to side aspect, fitted bar area with shelving space, stunning ornate cornice ceiling rose, pendant lighting.

### **Conservatory**

21'3" x 5'10" (6.50 x 1.80)

Laminate flooring, double glazed windows to rear aspect, double glazed French doors to rear aspect, double glazed windows to side aspect, ceiling mounted lighting.

### **Kitchen/Breakfast Room**

24'4" x 14'6" (7.42 x 4.42)

Tiled flooring, radiators, base & wall units, granite worksurface incorporating Butler style sink & drainer, rangemaster cooker with extractor over, space for fridge/freezer, integrated 'Miele' microwave, double glazed windows to rear aspect, breakfast bar space with seating, coving to ceiling, spotlight lighting.

### **Dining Room**

19'11" x 9'7" (6.08 x 2.94)

Tiled flooring, radiator, double glazed French doors to rear aspect, vaulted ceiling with skylight, spotlight lighting.

### **Utility Room**

6'7" x 7'9" (2.02 x 2.38)

Tiled flooring, base and wall units, rolltop worksurface, storage cupboard with space for appliances, spotlight lighting.

### **Shower Room**

7'9" x 4'2" (2.38 x 1.28)

Laminate flooring, tiled walls, heated towel rail, vaulted skylight, hand basin, W/C, shower cubicle, spotlight lighting.

### **Bedroom/Study**

15'7" x 10'9" (4.76 x 3.30)

Wooden flooring, radiator, double glazed window to front aspect, coving to ceiling, spotlight lighting.

### **Landing**

17'11" x 13'6" (5.48 x 4.12)

Carpet flooring, vaulted skylight, radiator, wall mounted lighting, picture rail, pendant lighting.

### **Bedroom 1**

15'0" x 13'10" (4.58 x 4.22)

Wooden flooring, radiator, double glazed bay window to side aspect, coving to ceiling, spotlight lighting.

### **En-Suite**

3'5" x 5'6" (1.04m x 1.68m)

Tiled flooring, heated towel rail, tiled walls, shower cubicle, W/C, hand basin with storage under, extractor, spotlight lighting.

### **Bedroom 2**

15'0" x 12'7" (4.58 x 3.84)

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

### **Bedroom 3**

13'7" x 9'7" (4.16 x 2.94)

Wooden flooring, radiator, double glazed window to rear aspect, pendant lighting.

### **En-Suite**

5'6" x 3'5" (1.68 x 1.06)

Laminate flooring, heated towel rail, partially tiled walls, shower cubicle, hand basin with storage under, W/C, extractor, spotlight lighting.

### **Bedroom 4**

13'7" x 10'5" (4.16 x 3.18)

Wooden flooring, radiator, double glazed window to rear aspect, panelled walls, storage cupboard, picture rail, spotlight lighting.

### **Family Bathroom**

12'5" x 7'9" (3.80 x 2.38)

Tiled flooring, heated towel rail, double glazed obscure window to side aspect, tiled walls, bath with shower system plumbed, shower cubicle, his & hers hand basin, W/C, spotlight lighting.

### **Bedroom 5**

16'5" x 8'10" (5.02 x 2.70)

Wooden flooring, radiator, double glazed window to front aspect, coving to ceiling, spotlight lighting.

### **Bedroom 6**

15'1" x 11'9" (4.60 x 3.60)

Wooden flooring, radiator, double glazed window to front aspect, coving to ceiling, pendant lighting.

### **Loft Room**

11'9" x 19'4" (3.59 x 5.90)

Wooden flooring, double glazed skylights to side aspect, spotlight lighting.

### **Outbuilding**

Single glazed wooden doors to entrance, wooden flooring, fully insulated with aircon system installed, power, lighting & WIFI, ceiling mounted lighting.

### **Rear Garden**

Large patio seating area perfect for entertaining the family, laid lawn, shrubs & flowerbeds, mature tress, side access.

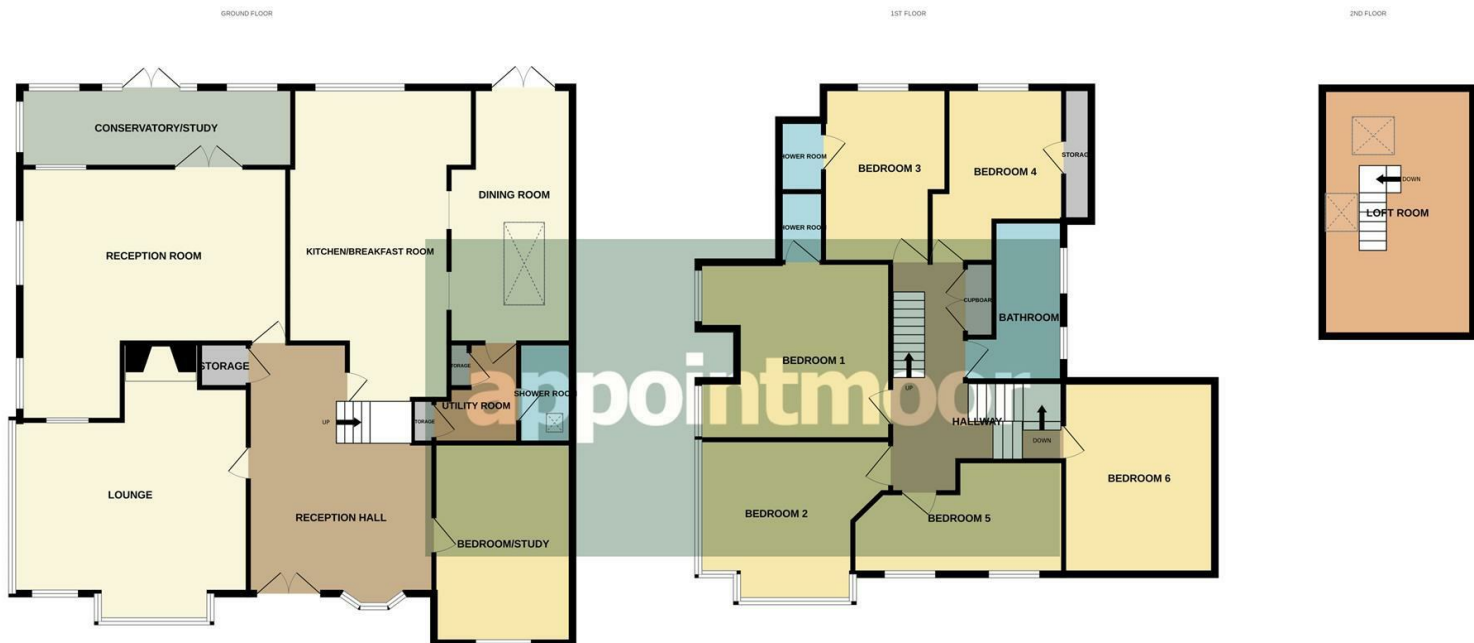
### **Front Of Property**

Block paved in and out driveway with space for several vehicles, shrubs & flowerbeds.









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 |           |

| 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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