



# FOR SALE

## Prittlewell Chase, Westcliff-On-Sea SS0 0PW

Guide Price £625,000 Freehold Council Tax Band D 1851 sq ft

- Semi-Detached Four Bedroom Property
- Four Double Bedrooms
- Two Reception Rooms
- Large Kitchen Diner
- Attached Garage
- Generously Sized Rear Garden
- Good School Catchments Nearby
- Situated Close To Transport Routes
- Four Piece Bathroom
- Local Amenities Nearby

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

**appointmoor**



## Description

**\*\*GUIDE PRICE £625,000 - £650,000\*\***

Welcome to Prittlewell Chase, a large four bedroom semi-detached family home situated in the heart of Westcliff On Sea. If you are a growing family looking for a spacious home within catchment for great schools, this is a must view!

Offering two large reception rooms, an impressively sized kitchen/diner, downstairs W/C, four double bedrooms spread across two floors,

two bathrooms, garage and large rear garden. With a large driveway you have ample parking space including an electric charging point for your car.

Within catchment for some fantastic schools, easy transport routes and local amenities nearby, you are within a great location for everything needed day to day.

If you are searching for a new home and looking for a property with an impressive space and potential, give us a call now to arrange a viewing!







### **Entrance Hall**

20'1 x 4'9 (6.12m x 1.45m)

UPVC double glazed obscure glass stained door to entrance, wooden flooring, radiator, coving to ceiling, pendant lighting.

### **Lounge**

21'5 x 11'9 (6.53m x 3.58m)

Carpet flooring, radiator, double glazed sliding door to rear, dado rail, coving to ceiling, ceiling mounted lighting.

### **Dining Room**

14'2 x 12'1 (4.32m x 3.68m)

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

### **Kitchen/Diner**

18'8 x 12'6 (5.69m x 3.81m)

Laminate flooring, radiator, double glazed window to rear aspect, double glazed obscure window to side aspect, double glazed door to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space for fridge/freezer, space and plumbing for washing machine and dishwasher, space for cooker with extractor over, dado rail, coving to ceiling, pendant lighting.

### **Downstairs W/C**

10'7 x 10'1 (3.23m x 3.07m)

Wooden flooring, double glazed obscure window to side aspect, tiled walls, space for appliances such as washing machine, hand basin, W/C, ceiling mounted lighting.

### **Landing**

14'7 x 6'1 (4.45m x 1.85m)

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

### **Bedroom 2**

13'3 x 13'6 (4.04m x 4.11m)

Carpet flooring, radiator, double glazed window to front aspect, fitted storage, spotlight lighting.

### **Bedroom 3**

14'3 x 12'4 (4.34m x 3.76m)

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

### **Bathroom**

10'7 x 10'1 (3.23m x 3.07m)

Laminate flooring, radiator, double glazed window to rear aspect, double glazed obscure window to side aspect, partially tiled walls, storage cupboard, panelled bath, shower cubicle, hand basin, W/C, bidet, ceiling mounted lighting.

### **Bedroom 4**

12'5 x 12'8 (3.78m x 3.86m)

Carpet flooring, radiator, double glazed window to rear aspect, fitted storage, ceiling mounted lighting.

### **Landing**

9'7 x 2'8 (2.92m x 0.81m)

Double glazed window to side aspect, eaves storage, pendant lighting.

### **Bedroom 1**

18'1 x 15'3 (5.51m x 4.65m)

Wooden flooring, eaves storage, double glazed window to rear aspect, double glazed Velux window to front aspect, ceiling mounted lighting.

### **En-Suite**

8'5 x 8'2 (2.57m x 2.49m)

Tiled flooring, radiator, double glazed Velux window to front aspect, tiled walls, shower cubicle, W/C, hand basin, spotlight lighting.

### **Garage**

17'4 x 8'4 (5.28m x 2.54m)

Concrete flooring, up and over door, power & lighting.

### **Rear Garden**

Concrete patio area, laid lawn, side access, outside water tap.

### **Front Of Property & Parking**

Block paved pathway with space for several vehicles, Electric car charging port, laid lawn.

### **School Catchments**

Chase High School

St Thomas More High School

Earls Hall Primary School



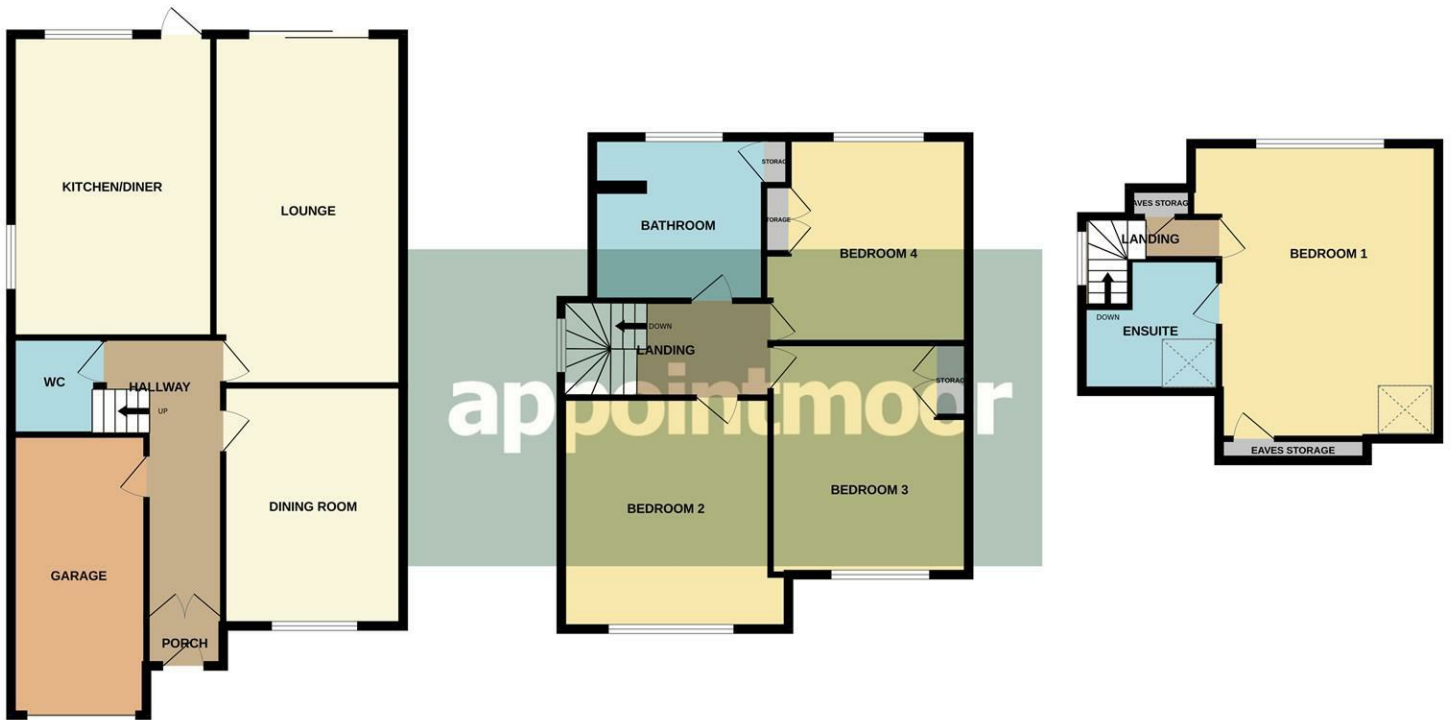




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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