



FOR SALE

Southbourne Grove, Westcliff-On-Sea SS0 0AH

Offers Over £525,000 Freehold Council Tax Band - D

1334.74 sq ft

- Large Three Bedroom Semi-Detached Family Home
- Two Space Private Gravel Driveway
- Large Rear Garden With Potential To Extend STPP
- Unique Ornate Character Fixtures
- Easy Access To A127
- Close To Local Amenities
- Built In Wardrobes In Bedrooms
- No Onward Chain
- Double Glazed Windows And Doors
- Great School Catchments

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

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Description

**** Appointmoor are now in receipt of an offer for the sum of £500,000 for 363 Southbourne grove. Anyone wishing to place an offer on this property should contact (Appointmoor Estate Agents on 01702 719966 or come into our office at 72 The Ridgeway, Chalkwell, SS0 8NU before exchange of contracts. ****

Situated with convenient access to the A127 and just a five minute drive to a large supermarket, this spacious house offers the perfect blend of character and modern living.

Upon entering the generous entrance hallway, you will instantly get the feeling that this house oozes a touch of class. Each reception room boasts unique character features such as marble walls, chandelier landing lighting and fireplace features. Double glazed windows and doors means that this home is more energy efficient too.

A large dining room for seating all the family. In addition, each bedroom provides built in wardrobes, conveniently making space for all your things and relegating the need to buy extra furniture.

The large rear garden not only has great storage and recreational potential with the converted garage and soundproofed outbuilding, but also has immense opportunity to extend (subject to the relevant planning permissions).

Close catchments for 'Good' Ofsted rated Primary & Secondary Schools makes for an ideal home choice with your little ones in mind.

Entrance Hallway

Wooden door to hallway with obscure inset windows, double glazed window to front aspect, tiled flooring, ornate coving to ceiling, inset spot lighting.

Lounge

14'3 x 11'6 (4.34m x 3.51m)

Double glazed door leading into rear garden, double glazed windows to rear aspect, ornate coving, wall mounted lighting, carpet flooring, feature fireplace.

Kitchen

11'1 x 7'9 (3.38m x 2.36m)

Fitted base and wall units, square edge work surface, integrated microwave, incorporated one and a half sink and drainer unit with mixer taps, integrated double hob and oven with extractor hood, space for American style fridge freezer, smooth ceiling with inset spotlights, ornate coving to ceiling, double glazed window to rear, double glazed PVC door with obscure window to side aspect leading into rear garden.

Dining Room

14'0 x 11'6 (4.27m x 3.51m)

Double glazed bay window to front aspect, carpet flooring, marble feature wall, ornate coving to ceiling, smooth ceiling, wall mounted lighting.

Landing

Double glazed obscure window to side aspect, carpet flooring, ornate coving to ceiling, chandelier ceiling light.

Bedroom 1

14'5 x 11'3 (4.39m x 3.43m)

Double glazed bay window to front aspect, carpet flooring, fitted wardrobes, ornate coving to ceiling, radiator.

Bedroom 2

11'7 x 11'7 (3.53m x 3.53m)

Double glazed window to rear, carpet flooring, fitted wardrobes, radiator, ornate coving to ceiling, smooth ceiling with inset spotlights.

Bedroom 3

9'10 x 8'3 (3.00m x 2.51m)

Double glazed window to front aspect, carpet flooring, fitted wardrobes, radiator, ornate coving to ceiling, smooth ceiling with inset spotlights.

Bathroom

Three piece suite comprising of large square edged sink with waterfall mixer tap, freestanding bath with waterfall mixer tap, large walk in shower with rainfall shower head, tiled walls, tiled flooring, smooth ceiling with inset spotlights, double glazed obscure window to rear.

W/C

One piece suite comprising of low level W/C, tiled flooring, double glazed obscure window to side aspect, ornate coving to ceiling.

Rear Garden

Paved patio area with with the remainder laid to lawn, mature shrub and tree borders, gated side access.

Garage

Converted garage with low level W/C, hand basin in vanity unit, space and plumbing for washing machine and tumble dryer.

Outbuilding

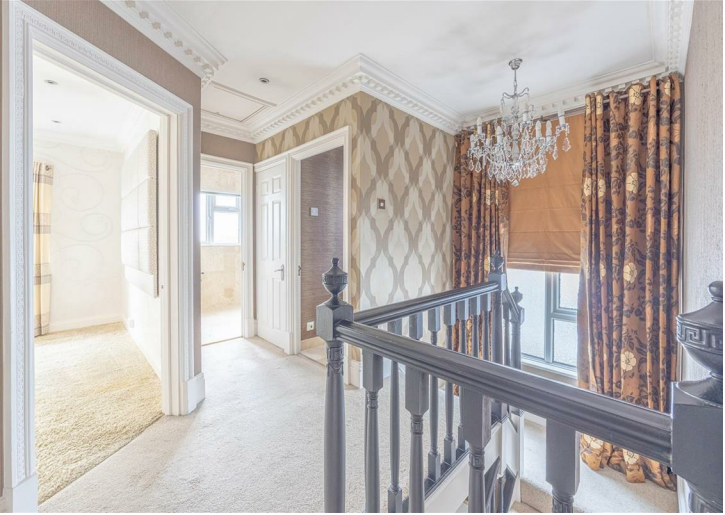
Large outbuilding with carpet flooring, storage heater, power and lighting.

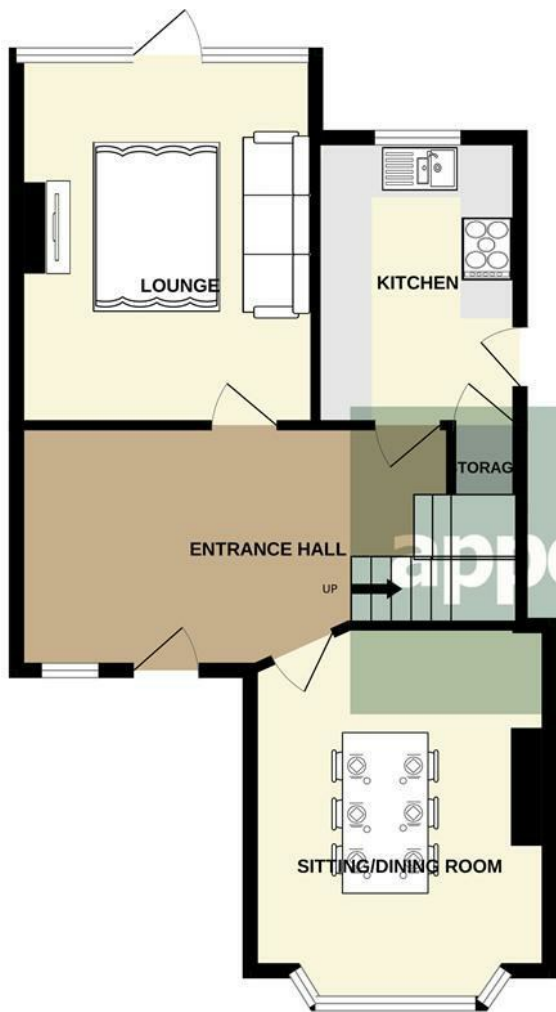
Front Of Property

Gravel driveway with space for two vehicles, mature shrubbery edging, concrete walk way to entrance.

School Catchments

St Thomas More High School
Earls Hall Primary School





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	86

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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