



FOR SALE

Highfield Grove, Westcliff-On-Sea SS0 0TE

Guide Price £400,000 Freehold Council Tax Band - C

1237.85 sq ft

- Double Bay Fronted Semi-Detached Chalet Bungalow
- Three Double Bedrooms Over Two Floors
- Off Street Parking For Two Vehicles With Potential For Three
- Spacious Dining Room With Garden Access
- 60ft West Facing Large Rear Garden With Lawn And Patio Areas
- Abundance Of Built In Storage
- Quiet Cul De Sac Location
- Loft Converted Bungalow
- Close To Amenities, Schools, And Transport Links
- Less Than 10 Minutes To The Seafront (Approximately)

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

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Description

*** GUIDE PRICE £400,000 - £420,000 ***

NO CHAIN

This versatile, deceptively spacious and well-presented home with no onward chain, features three bedrooms across two floors, a bright lounge with bay window, and a spacious dining room that opens onto the garden. A kitchen with ample storage, a ground floor bathroom, a shower room upstairs, and clever built-in storage all contribute to the home's practical yet welcoming interior.

Enjoy the luxury of off-street parking and a generous rear garden designed for relaxation and outdoor living. The paved and lawned areas offer a great setting for summer gatherings, while a garden shed ensures outdoor items are neatly tucked away. A wonderful sized garden for your children to enjoy sunny days in.

Situated at the end of a cul-de-sac, this property offers a peaceful residential lifestyle with easy access to local amenities, transport links, and the scenic coastline. It's the perfect spot for families, professionals, or anyone looking to enjoy a vibrant coastal community.





Measurements

Lounge: 13'0 x 14'4 (3.96m x 4.37m)

Dining Room: 11'10 x 14'4 (3.61m x 4.37m)

Kitchen: 8'4 x 8'0 (2.54m x 2.44m)

Bathroom: 8'0 x 6'0 (2.44m x 1.83m)

Storage/Utility Area: 11'10 x 6'0 (3.61m x 1.83m)

Shower Room: 8'4 x 7'0 (2.54m x 2.13m)

Bedroom 1: 17'10 x 9'11 (5.44m x 3.02m) (Includes walk in wardrobe:

6'2 x 6'0 - 1.88m x 1.83m)

Bedroom 2: 13'0 x 14'4 (3.96m x 4.37m)

Bedroom 3: 11'10 x 10'0 (3.61m x 3.05m)

Landing: 6'0 x 16'0 (1.83m x 4.88m)

Ground Floor

Upon entering the home, you're welcomed by a hallway leading to a range of well-appointed spaces. To the left, the lounge features a charming bay window that fills the room with natural light. Further down is the dining room with double doors that open onto the rear garden, ideal for indoor-outdoor living. The kitchen, accessed from the dining room, is fitted with a range of base and wall units offering ample storage. Directly ahead from the hallway lies a modern bathroom. To the right is bedroom 3 with bay window to the front aspect of the property and beyond that, a secondary hallway with built-in wardrobe storage large enough to house appliances to use as a utility area and a staircase leading to the first floor.

First Floor

At the top of the stairs, the spacious landing leads to two double

bedrooms, bedroom 1 including a large walk in wardrobe. A well-equipped shower room serves this floor, featuring a large shower unit, hand basin, and W/C. The floor offers plenty of storage space in the way of eaves storage and large full length airing cupboard.

Exterior

The property benefits from off-street parking for two vehicles on a private driveway with bricked boundaries at the front of the home. The spacious rear garden offers a delightful mix of paved patio areas and a laid to lawn area, ideal for entertaining, relaxing, or play. A garden shed provides practical outdoor storage. Outside electric points in the garden make for a great opportunity to set up a hot tub to relax in after a long day at work.

Location

Located at the end of Highfield Grove, this home enjoys a peaceful residential setting with convenient access to local schools, parks, shops, and transport links, perfect for families or professionals seeking a balance of tranquillity and accessibility. Being (approximately) less than a 10 minute drive to the sea front, coastal offerings are never far.

School Catchments

Earls Hall Primary School.

Chase High School.

Southend High School For Boys (Grammar School)

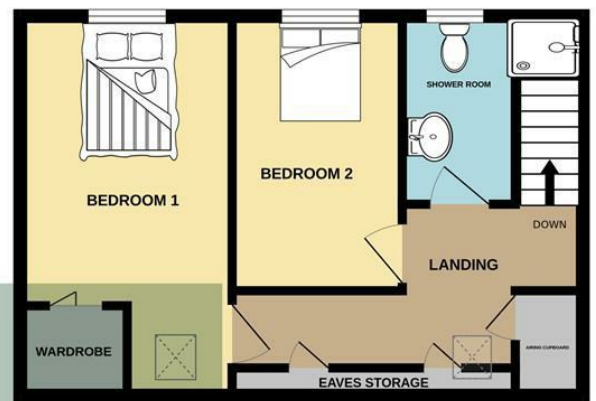
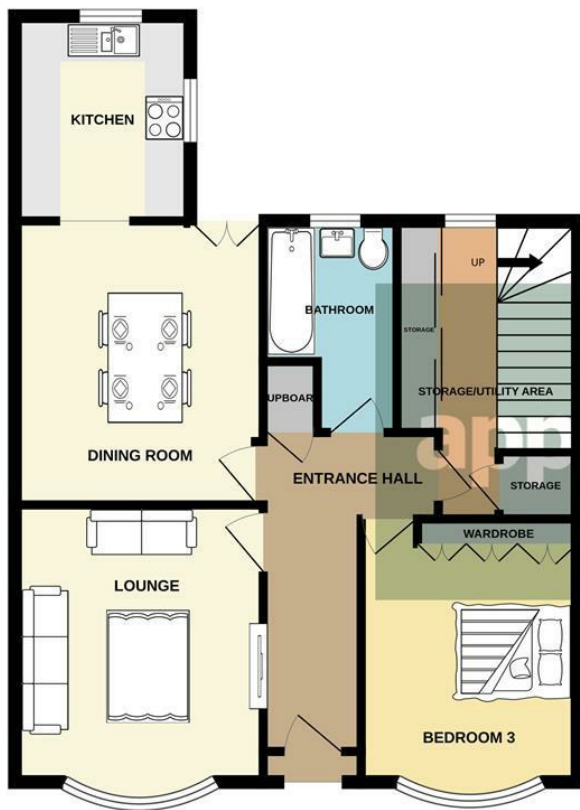
Tenure

Freehold.



GROUND FLOOR

1ST 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 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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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