



FOR SALE

Grosvenor Mews, Westcliff-On-Sea SS0 8EW

Guide Price £350,000 Freehold Council Tax Band - C

710.42 sq ft

- Two Bedroom Mid Terrace House
- Two Off-Street Parking Spaces Opposite Home
- Open Plan Lounge And Dining Area
- Walking Distance To The Beach
- Bright White Interior Colour Scheme
- Stylish Kitchen With Integrated Appliances
- Contemporary Bathroom
- Large Main Bedroom
- Walking Distance To Two Train Stations
- West Facing Garden

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

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Description

GUIDE PRICE £350,000-£375,000

Bright, modern and effortlessly welcoming, the bright interiors throughout this home make the space calming. The open plan lounge and dining area sets the stage for family meals or relaxed evenings, while the integrated kitchen ensures practicality without compromising on style. Upstairs, two well-proportioned bedrooms and a contemporary bathroom complete the home.

This mid-terraced gem offers a clean and well-maintained exterior, with the added benefit of two dedicated parking spaces. The rear garden is designed for low-maintenance enjoyment, with a mix of gravel, paving and lawn to suit all occasions.

Situated in a sought after location close to the sea, this home offers plenty of perks. With easy access to Chalkwell and Westcliff stations, local parks and a host of restaurants, shops, and family-friendly spaces, it's a dream for commuters, beach lovers, and growing families looking to settle in an enjoyable coastal community.

Measurements

5'10" (1.79)

Lounge Area

12'0 x 10'2 (3.66m x 3.10m)

Dining Area

6'2 x 10'0 (1.89m x 3.05m)

Kitchen

6'4 x 8'2 (1.95m x 2.50m)

Bedroom 1

10'5 x 12'1 x 13'6 into alcove (3.19m x 3.69m x 4.12m into alcove)

Bedroom 2

9'7 x 6'11 (2.93m x 2.13m)

Bathroom

6'5 x 5'10 (1.97m x 1.79m)

Ground Floor

Stepping through the front door, the staircase is directly ahead leading to the first floor, carpeted in a light creamy beige an soft feel underfoot. To the left, a doorway opens into the open plan lounge and dining area, styled in a crisp white colour scheme that enhances the natural light. The dining space provides direct access to the rear garden. Just off the dining area, the kitchen boasts a stylish contrast of dark wood units with white doors, complete with integrated appliances - a modern looking cooking space.

First Floor

Upstairs, the landing leads you straight to a contemporary bathroom, including a bathtub with large overhead rainfall shower head, W/C, and hand basin. To the left, the generous main bedroom features a built-in cupboard and a charming cubby

hole for additional storage, with ample room spare for additional wardrobes. Completing the floor, the second bedroom offers flexibility, perfect as a nursery, child's room, or an optional home office dependant on your needs.

Exterior

This charming mid-terraced home comes with the rare benefit of two off-street parking spaces directly opposite the property. The front garden is neatly presented with a paved path and shingled area for easy maintenance. At the rear, the garden unfolds with a gravelled seating area section, a central paved feature, and a lawn with several mature trees surrounding.

Location

Positioned between Westcliff and Chalkwell train stations, commuting is convenient and withing walking distance, while seaside strolls and beach days are just moments away. Enjoy nearby eateries, shops and the greenery of Chalkwell Park — perfect for kids, dog walkers, or peaceful afternoons outdoors. The location blends convenience with lifestyle, ideal for first time buyers.

School Catchments

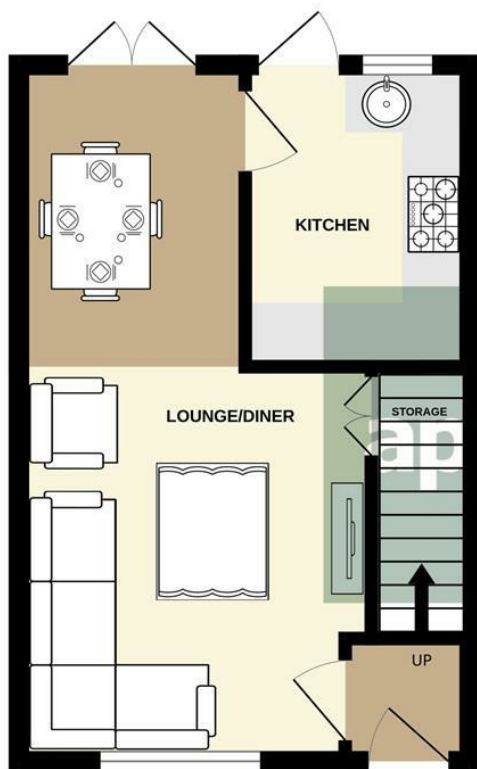
Barons Court Primary School/Milton Hall Primary School and Nursery
Belfairs Academy

Tenure

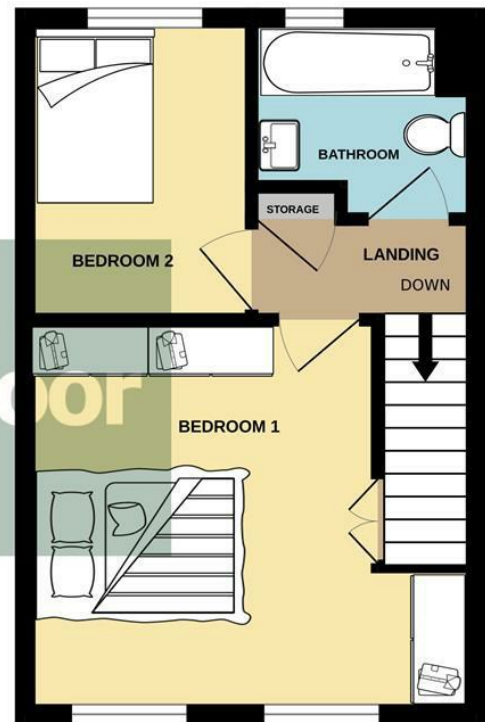




GROUND FLOOR



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		93
(81-91) B		
(69-80) C	78	
(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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