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49 Northview Drive, Westcliff On Sea, SS0 9NG

£545,000

We are pleased to offer for sale as sole agents, this well maintained detached residence offering spacious accommodation throughout and having the advantage of off street parking for two/three vehicles with detached garage and car port. The ground floor offers an entrance porch leading to a spacious entrance hallway providing access to two good size reception rooms and summer room. There is a large modern kitchen diner leading to a utility/storage room around 24 feet in length and a ground floor wc. The first floor offers four bedrooms and a family bathroom with separate wc, and a spacious fully boarded loft room with conversion potential. There is off street parking for three/four vehicles, detached garage and car port.

Entrance Porch

Sliding patio doors and windows which are double glazed, further opaque double glazed door leading to :

Entrance Hall 13'3 x 10' (4.04m x 3.05m)



Double glazed windows to front, stairs to first floor, opaque coloured leadlight window to side, laminate flooring, wallpapered walls, plate rail, doors off on to:

Lounge 16'1 to bay x 13'1 to alcove (4.90m to bay x 3.99m to alcove)



Double glazed bay window to front, carpeted, wall papered walls to picture rail, cover ceiling, original open fireplace with tiled surround and hearth, radiator.

Dining Room 16' x 16'1 max to bay (4.88m x 4.90m max to bay)



Original fireplace with tiled surround and hearth, carpeted, wall papered walls to picture rail, coved ceiling, double glazed bay window to side, radiator, double doors leading on to :

Summer Room 13'1 x 9'8 (3.99m x 2.95m)



Double glazed windows to three elevations, double glazed side door to rear garden, tiled flooring, radiator.

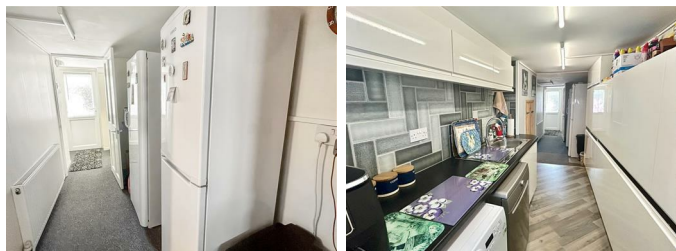
Kitchen/Diner 24' max to bay x 11'1 (7.32m max to bay x 3.38m)



Fitted with a range of cupboard and drawer base units and eye level wall cupboards with marble work surfaces and ceramic tiled splashbacks, circular sink unit with mixer tap, built in four ring gas hob

with concealed extractor over, built in microwave and oven, cupboard housing boiler serving gas central heating and domestic hot water system, laminate flooring, wall papered walls picture rail, door through to :

Spacious Utility 20'4 x 5'1 max (6.20m x 1.55m max)



Fitted with a ample range of cupboard units, stainless steel sink unit with single bowl single drainer, work surface, recess and plumbing for washing machine and dishwasher and space for further appliance, ample upright space for American fridge/freezer, opaque double glazed window to front, door to :

Ground Floor W.C.

Low level W.C, extractor, part opaque double glazed door leading to rear garden.

First Floor Landing

Opaque double glazed window to side, carpeted, wall papered walls to picture rail, access to loft room which is fully boarded with lighting, power and ladder.

Bedroom One 12'5 min pls door recess x 13'7 max (3.78m min pls door recess x 4.14m max)



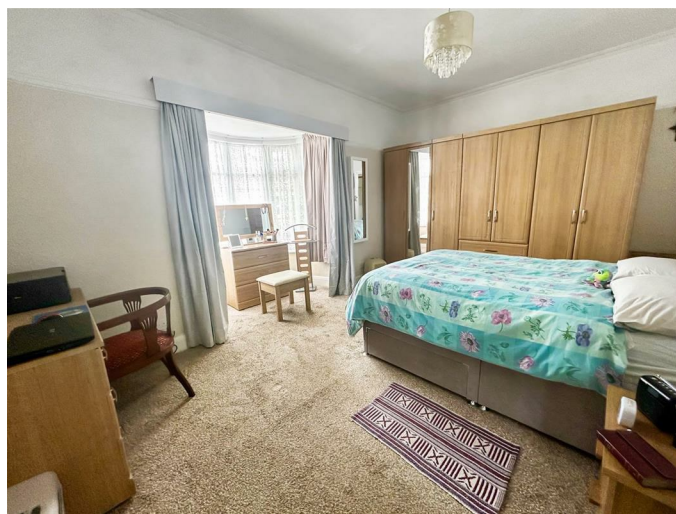
Carpeted, wall papered walls to picture rail, coved ceiling, double glazed bay window to front, radiator, door to :

En-Suite Shower Room/W.C. 8'5 x 3'1 (2.57m x 0.94m)



Fitted with an independent tiled shower cubicle, vinyl flooring, tiled splashbacks, close coupled push button flush W.C., pedestal wash hand basin, wall mounted mirrored medicine cabinet, opaque double glazed window to side, extractor, recessed spot lights.

Bedroom Two 15'1 max to bay x 16' (4.60m max to bay x 4.88m)



Double glazed bay window to front, carpeted, wall papered walls to picture rail, coved ceiling, built in storage cupboards to alcove, radiator.

Bedroom Three 12'1 to bay x 11'4 max (3.68m to bay x 3.45m max)



Double glazed bay window to rear, vinyl flooring, wall papered walls to picture rail, coved ceiling, independent tiled shower cubicle with fitted electric shower, pedestal wash hand basin, wall mounted mirrored medicine cabinet, extractor, radiator.

Bedroom Four 10' narrowing to 6'1 x 9'3 (3.05m narrowing to 1.85m x 2.82m)



Double glazed window to front, carpeted, wall papered walls to picture rail, coved ceiling, radiator.

Bathroom 8'1 x 5'1 (2.46m x 1.55m)



Fitted with panelled bath with mixer tap and shower attachment, pedestal wash hand basin, built in cupboard, vinyl flooring, ceramic tiled splashbacks, remainder of alls being wall papered to coved ceiling, wall mounted towel rails, opaque double glazed window to front.

Separate W.C.

Close coupled push button flush W.C., tiled flooring and part tiled walls, remainder being wall papered to coved ceiling opaque double glazed window to side.

Loft Room 19'3 x 13'9 (5.87m x 4.19m)

Large fully boarded loft room with power points and lighting, double glazed window to rear.

Externally

Rear Garden approximately 36' x 35' commencing with a paved patio to the immediate rear and having raised border to the remainder being mainly laid to lawn with flower and shrub features, green house leading to detached garage and parking with two sets of double security gates, having a hard standing for up to three vehicles.

Car port, detached garage measuring 17'10 x 11'10 with electric up and over doors, power points and lighting side access.

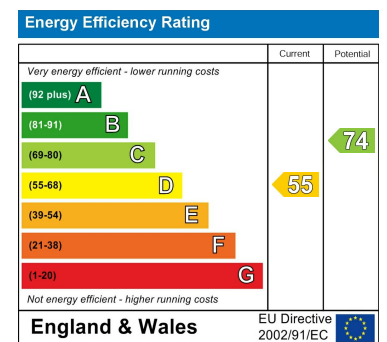
Paved front garden with raised flower and shrub features, brick wall to boundaries.

Floor Plan

Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.