



established 1919



Chartered Surveyors  
Residential Sales + Lettings  
Commercial Sales + Lettings  
Property Management  
Surveys + Professional

40 Clarence Street,  
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

[www.sorrellproperty.co.uk](http://www.sorrellproperty.co.uk)



## 13 Arundel Gardens, Westcliff-On-Sea, SS0 0BL

**Offers In The Region Of £500,000**

Being situated within a sought after Westcliff location is this spacious semi detached family house offering no onward chain. The ground floor has a large lounge and a separate dining room, and the kitchen has access to a utility room and w/c, and there is internal access to the garage. The sun room overlooks an impressive well stocked West backing rear garden over 100' in length. The first floor has three good size bedrooms and a bathroom with a separate w/c. There is an attached garage to the front and ample off street parking.



Hardwood door leading to,

**Entrance hall 29'6" x 9'10" x 22'11" x 16'4" (9'3 x 7'5)**



Carpeted, wallpapered panelled walls, double glazed lead light window to front, built in storage cupboard, plate rail, wall lights, radiator, opaque glazed door leading to:

**Inner lobby**

Carpeted, wallpapered walls, stairs to:

**First floor**

Wall mounted thermostat, BT point, doors off onto:

**Rear lounge 59'0" x 29'6" x 42'7" x 16'4" max (18'9 x 13'5 max)**



Carpeted, wallpapered walls to coved ceiling, fire surround, radiators, BT point, TV point, opaque leadlight window to side, double glazed leadlight patio door and windows leading to and overlooking rear garden.

**Dining room 36'1" x 32'9" x 45'11" x 19'8" to alcove (11'10 x 14'6 to alcove )**



Double glazed leadlight windows to front, carpeted, wallpapered walls, dado rail, picture rail, fire surround, wall lights, ceiling rose, radiator.

**Kitchen 32'9" x 16'4" x 26'2" x 16'4" (10'5 x 8'5)**



Fitted with wooden cupboard and drawer base units and eye level wall cupboards with work surface and tiled splashbacks, stainless steel sink unit with one and a half bowl and single drainer, semi integrated dishwasher, recess for electric cooker, radiator, serving hatch, vinyl flooring, wallpapered walls, door from kitchen to:



**Sun room 36'1"3'3" x 29'6"19'8" (11'1 x 9'6)**



Double glazed sliding patio door overlooking rear garden, double glazed windows to side, polycarbonate roof, radiator, tiled flooring, smooth plastered and exposed brick walls, door leading to:

**Utility 29'6"6'6" x 26'2"19'8" (9'2 x 8'6)**



Recess and plumbing for washing machine, recess and space for various appliances, low level boiler, stable door leading to rear garden, further doors to ground floor WC and garage.

**W/C**

Close coupled wc, pedestal wash hand basin, tiled flooring and walls, radiator, extractor.

**Garage 52'5"26'2" x 26'2" (16'8 x 8)**

Up and over door, power points and lighting, stairs to:

**First floor landing**



Opaque coloured lead light window to side, carpeted, wallpapered walls, picture rail, access to loft, doors off onto:

**Bedroom one 36'1"32'9" x 39'4"13'1" max (11'10 x 12'4 max)**



Carpeted, wallpapered walls, double glazed leadlight window to front, built in storage shelving, built in wardrobes, radiator.



**Bedroom two 36'1" x 13'1" x 42'7" x 22'11" to alcove (11'4 x 13'7 to alcove)**



Carpeted, wallpapered walls, picture rail, double glazed leadlight windows to rear, built in cupboard housing emersion, wash hand basin, vanity unit with cupboard space under, radiator.

**Bedroom three 29'6" x 29'6" x 26'2" x 32'9" (9'9 x 8'10)**



Carpeted, wallpapered walls, built in storage cupboard, picture rail, double glazed lead light windows to front, radiator.

**Bathroom 26'2" x 9'10" x 22'11" x 9'10" (8'3 x 7'3)**



Carpeted, part tiled walls the remainder being wallpapered, opaque double glazed leadlight windows to side, panelled bath, pedestal wash hand basin, independent tiled shower cubicle, radiator.

**W/C**

Closed coupled push button flush wc, part tiled walls the remainder being wallpapered, opaque double glazed leadlight window to side.

**Externally**



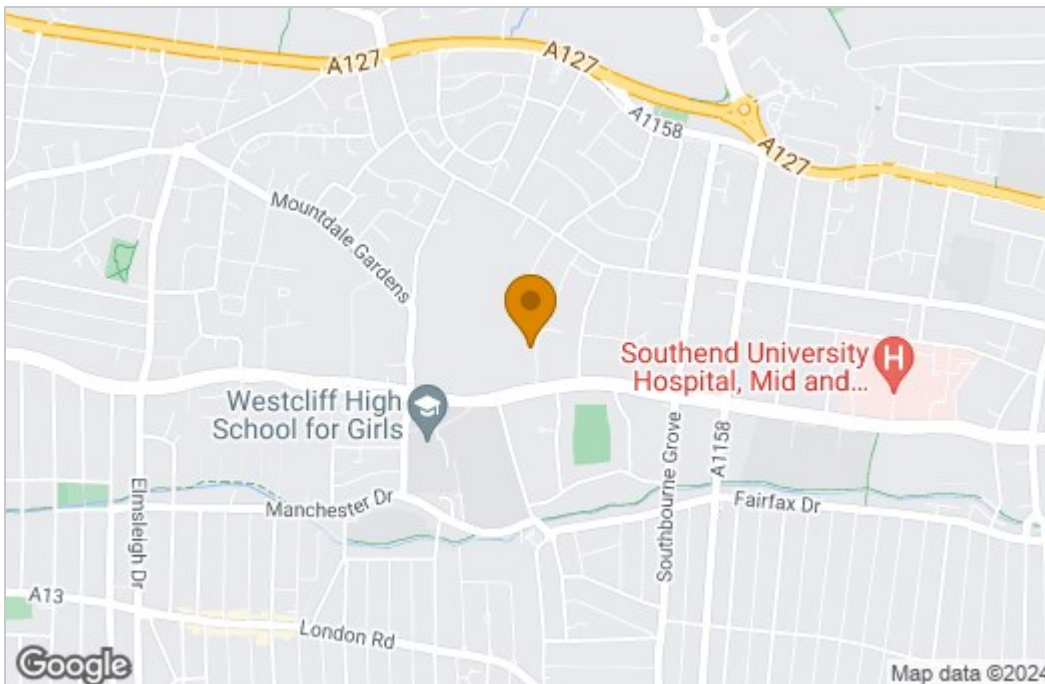
The front of the property is mainly paved with ample off street parking and attached garage to side, the remainder being laid to lawn with flower and shrub borders and low brick wall to front boundary. There is an attractive rear garden in excess of 100 feet in length which has a patio and landscaped pond to the immediate rear, the remainder being mainly laid to lawn with well stocked flower and shrub borders, timber storage sheds and fencing to boundaries.

## Floor Plan



**13 Arundel Gardens, Westcliff on Sea**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>47</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

Call us on **01702 433663** to view this property or visit [sorrellproperty.co.uk](http://sorrellproperty.co.uk) for more details

