

SCOTT &
STAPLETON

SOUTHVIEW DRIVE
Westcliff-On-Sea, SS0 9PW
£375,000





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WESTCLIFF-ON-SEA, SS0 9PW

Scott & Stapleton are delighted to offer for sale this large end terrace character home located in a highly sought after & convenient location.

This super property is very well presented and benefits from spacious accommodation including large open plan lounge/diner, 29'1 x 12'3 max plus a separate breakfast area leading to modern fitted kitchen. To the first floor there is 3 good size bedrooms plus a modern fitted bathroom whilst to the rear is a delightful west backing rear garden extending to approx. 40'.

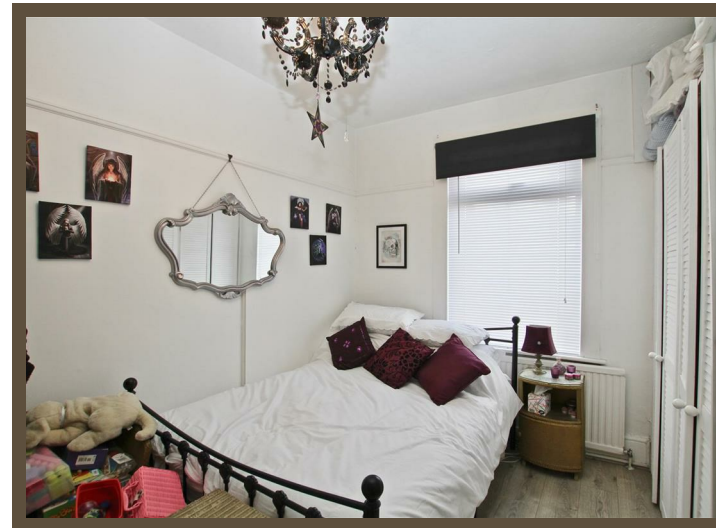
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Located in a convenient location the property is within walking distance of all local amenities including shops, Westcliff station, Chalkwell Park, schools & hospital.

Offered with vacant possession & no onward chain this is a great opportunity to purchase a substantial family home in a convenient location. An early internal inspection is strongly advised.



Accommodation comprises

Original wooden entrance door with obscure glazed inset leading to entrance hall.

Entrance Hall

5.33m x 2.51m max (17'6 x 8'3 max)

Large, welcoming area with obscure glazed windows to front. Stairs to first floor, laminate flooring, double radiator, coved ceiling with ceiling rose.

Lounge/diner

8.86m x 3.73m reducing to 2.92m (29'1 x 12'3 reducing to 9'7)

Impressive double aspect room with large bay window to front & UPVC double glazed french doors to rear on to garden. Laminate flooring, 2 radiators, dado rail, coved ceiling & 2 ceiling roses.

Kitchen/breakfast room

Breakfast area

2.44m x 2.51m (8'12 x 8'3)

Open hatch in to lounge/diner. Laminate flooring radiator, ceiling spotlights. Open plan in to kitchen area.

Kitchen area

4.50m x 1.93m (14'9 x 6'4)

UPVC double glazed door to rear on to garden, windows to rear & side. Modern high gloss units with drawer pack, integrated electric oven, separate electric hob & extractor fan, spaces for washing machine, tumble dryer, dishwasher & fridge/freezer, roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, ceiling spotlights.

Landing

3.10m x 2.51m (10'2 x 8'3)

Loft access, laminate flooring, panelled doors to all rooms.

Bedroom 1

4.70m x 3.45m (15'5 x 11'4)

Large bay window to front. Laminate flooring, double radiator, coved ceiling.

Bedroom 2

3.86m x 2.90m (12'8 x 9'6)

Window to rear. Large built in airing cupboard with Ideal boiler (not tested) & foam lagged copper tank, laminate flooring, radiator.

Bedroom 3

2.24m x 2.03m (7'4 x 6'8)

Window to front. Laminate flooring, radiator.

Family Bathroom

2.49m x 2.31m (8'2 x 7'7)

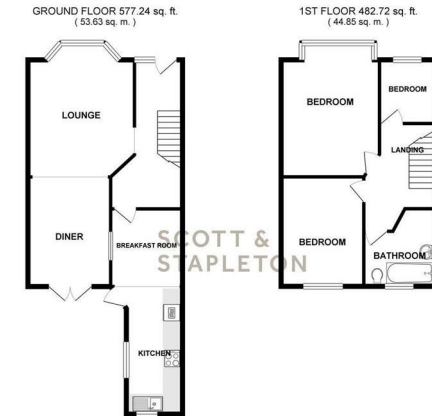
2 obscure glazed windows to rear. White suite comprising of panelled bath with mixer tap, shower attachment & glass screen, low level WC, pedestal wash hand basin with mixer tap, fully tiled walls, radiator.

Rear garden

Delightful west backing rear garden commencing with large patio, remainder laid to well tended lawn with flower & shrub borders. Fully fenced, outside tap & lighting.

Front garden

Fully paved with brick retaining wall to front boundary.



TOTAL FLOOR AREA: 1059.96 sq. ft. (98.47 sq. m.) approx.
*Minimum energy efficiency standard (MEES) for new tenanted properties from 1st April 2020 is EPC Rating E. Properties with an EPC Rating of F or G will not be eligible for tenancy from 1st April 2020.

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	