

SCOTT &
STAPLETON

WESTBOROUGH ROAD
Westcliff-On-Sea, SS0 9TW
£475,000





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This super property has a wealth of original features with a great deal of charm & character and is extremely well presented.

Offering spacious accommodation including 4 double bedrooms, recently fitted shower room, spacious dual aspect lounge & large open plan kitchen/family room, leading to UPVC conservatory.

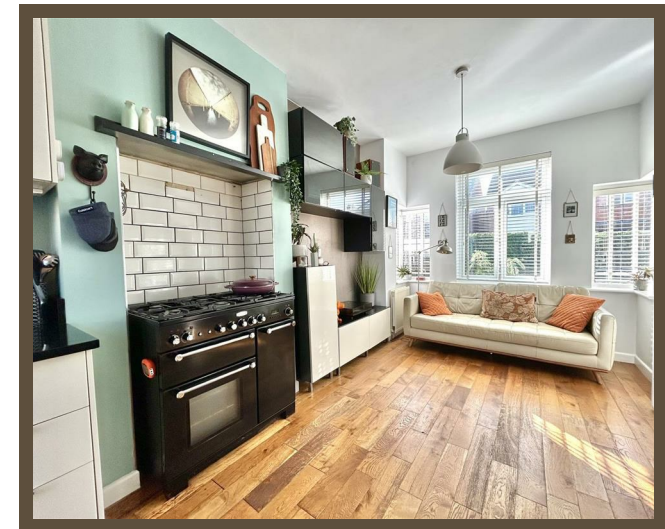
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Ideally situated for all amenities including Chalkwell park, the mainline railway station & local shops are also within easy walking distance whilst the property is also within the popular Chalkwell Hall Schools catchment area.

Offered with no onward chain this is a great opportunity to purchase a handsome detached house in a convenient location. An early internal inspection is strongly advised.



Accommodation comprises

Original double entrance doors with stained lead light insets leading to entrance porch.

Entrance porch

2.03m x 1.27m (6'8 x 4'2)

Obscure lead light windows to front. Quarry tiled floor. Glazed double doors to entrance hall.

Entrance hall

2.95m x 1.91m increasing to 4.70m (9'8 x 6'3 increasing to 15'5)

Large welcoming entrance with stairs to first floor with understairs storage. Large built in cupboard with spaces for washing machine & tumble dryer, radiator, picture rail, quarry tiled floor, ceiling rose.

Lounge

5.59m x 3.28m (18'4 x 10'9)

Bright dual aspect room with UPVC lead light double glazed window to front, lead light corner windows & original glazed french doors to rear on to garden. Log burner, wooden flooring, 2 radiators, picture rail, ceiling rose.

Kitchen/family room

5.54m x 3.38m increasing to 4.47m (18'2 x 11'1 increasing to 14'8)

UPVC lead light double glazed window to front, further lead light side windows. Luxury range of high gloss base & eye level units with space for range cooker & American style fridge/freezer, integrated microwave & dishwasher. Granite worktops with inset stainless steel sink unit with mixer tap, tiled splashbacks. Wooden floor, double radiator. Open in to conservatory/dining area.

Conservatory/dining area

2.57m x 2.21m (8'5 x 7'3)

UPVC double glazed windows to 3 side, UPVC double glazed french doors on to garden. Wood flooring.

First floor landing

2.67m x 1.75m (8'9 x 5'9)

UPVC double glazed window to rear. Painted wood flooring, radiator, picture rail. Panelled doors to all rooms.

Bedroom 1

5.54m x 3.25m reducing to 2.24m (18'2 x 10'8 reducing to 7'4)

UPVC lead light double glazed windows to front. Range of mirror fronted fitted wardrobes, laminate flooring, picture rail, radiator. Cupboard housing recently fitted Vaillant combination boiler.

Bedroom 2

3.20m x 2.95m (10'6 x 9'8)

UPVC lead light double glazed bay window to front. Laminate flooring, radiator, picture rail, loft access.

Bedroom 3

3.45m max x 2.67m (11'4 max x 8'9)

UPVC double glazed window to side. Wood flooring, radiator, picture rail.

Bedroom 4

3.23m x 2.62m (10'7 x 8'7)

UPVC lead light double glazed windows to front. Wood flooring, radiator, picture rail.

Shower room

1.98m x 1.40m (6'6 x 4'7)

Obscure UPVC double glazed window to rear. Recently fitted luxury suite with double shower cubicle with glass screen & wall mounted wash hand basin with mixer tap & drawer below, fully tiled floor & walls, heated towel rail, wall mounted mirror fronted cupboard.

Separate WC

1.30m x 0.66m (4'3 x 2'2)

Obscure UPVC double glazed window to rear. Low level WC, tiled floor, part tiled walls.

Front garden

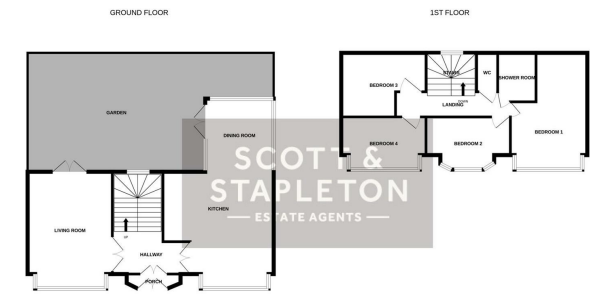
The property has an impressive road frontage of approx. 35' and is approached via a central gate with mature bushes ensuring a great deal of seclusion.

Rear garden

Neat, low maintenance rear garden with artificial lawn & good size patio area's ideal for entertaining or al fresco dining. Fully fenced, outside tap & lighting.

N.B

There is a dropped kerb to the side of the property for off street parking but this would need fence panels and a section of the rear garden removing.



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		
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