

**FOR SALE**



**St Johns Road, Westcliff On Sea**  
**Guide Price £450,000**

**MARTIN&CO**



## St Johns Road, Westcliff On Sea

3 Bedrooms, 1 Bathroom

**Guide Price £450,000**

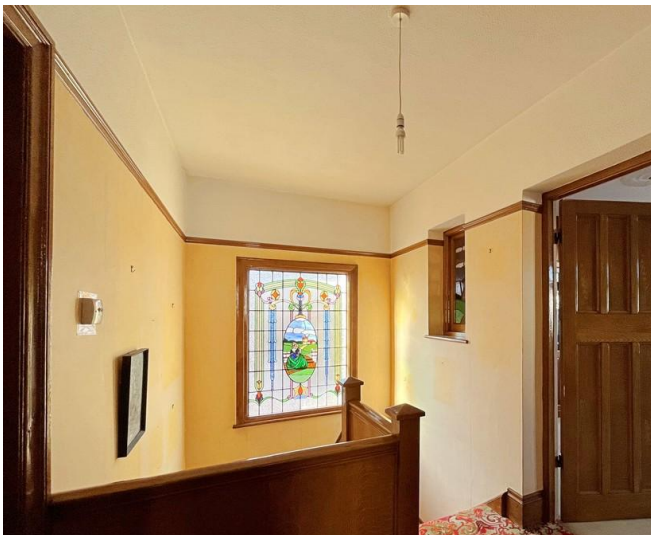
- Spacious living area with front and rear bay windows.
- Original timber beam ceiling and parquet wooden flooring.
- Charming stained glass window on the staircase landing.

**FULL DESCRIPTION** Introducing a unique 3-bedroom detached house on St. Johns Road, ideally situated right next to the conserved Hamlet Court Road. This property effortlessly marries historic charm with modern convenience, creating a one-of-a-kind living experience.

Upon entering, you're greeted by a spacious ground floor featuring a sunlit living room, dining room, and kitchen. The front and rear bay windows flood the space with natural light, providing an inviting and airy ambiance. Parquet wooden flooring exudes warmth and character, while the original wooden timber beam ceiling in the kitchen carries a rich sense of history. Two sizable cupboards offer convenient storage, and a side gate allows access from the front, ensuring both practicality and privacy.

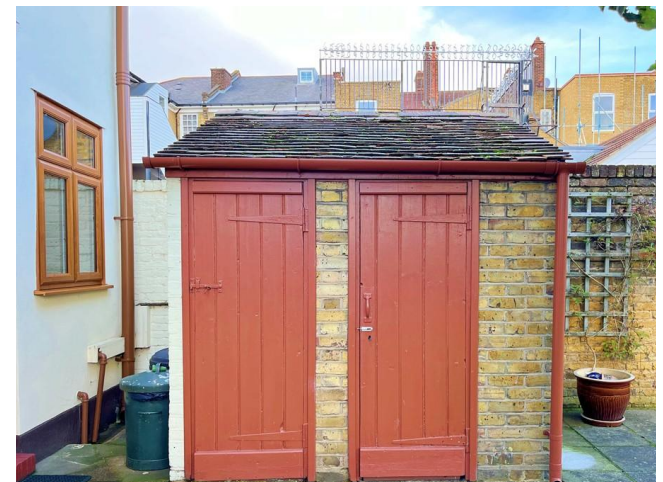
Moving to the upper level, you'll discover three bedrooms, a bathroom, and a separate WC. The landing is exceptionally roomy, and a captivating stained glass window, depicting a lady in a field, adds a unique artistic touch.

Original features, including intricately comb-painted doors with relief patterns, grace the entire property, underscoring its historical significance and unique



character.

Notably, the Westcliff train station is conveniently nearby, providing a direct line to London for effortless commuting. This exceptional home harmonizes historic charm with contemporary living, while its prime location places all your daily essentials within easy reach. Seize the opportunity to make this extraordinary 3-bedroom detached house your own – it's a true masterpiece in a coveted location.

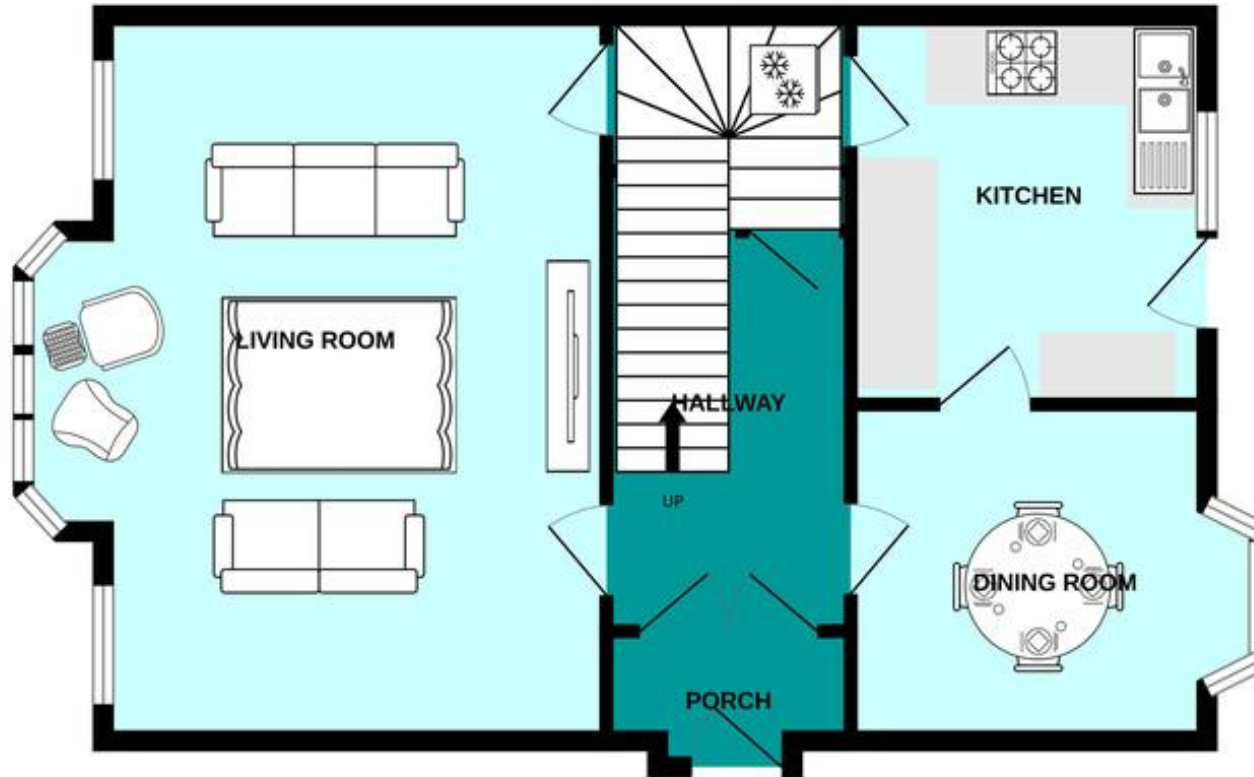




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		



GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



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