



* £625,000- £650,000 * CHARACTER HOME SET ACROSS THREE LEVELS * SELF CONTAINED ANNEX ACCOMODATION * WEST BACKING REAR GARDEN * A traditionally built property located in a popular tree lined road and benefitting from a beautiful kitchen diner with bi-folding doors opening to the garden, a downstairs WC and a top floor master bedroom with an en-suite. The property offers generously sized bedrooms and ample parking. This superb family home is located close to Southend Hospital, Airport and the highly regarded Grammar Schools. Both Prittlewell and Chalkwell Stations are also close by.

- Character semi detached house with self contained annex
- West backing rear garden
- Downstairs WC
- Annex perfect for elderly family member, teenager or Air B&B income stream
- Both Prittlewell and Chalkwell Train Stations within the area
- Four good size bedrooms in main house
- Modern fitted kitchen diner
- Top floor master bedroom with en-suite
- Traditional features throughout
- Close to Southend Hospital, Grammar Schools and Supermarkets

Southbourne Grove

Westcliff-on-Sea

£625,000

Price Guide



Southbourne Grove



Frontage

Parking for at least two to three vehicles.

Hallway

10'68 > 6'74 x 7'20

Solid wood entrance door to the front, wood panelled walls with plait rack, oak flooring, stairs to first floor, radiator.

Lounge

16'19 x 14'27

Double glazed bay windows to the front with fitted shutter blinds, led light double glazed window to the side with fitted shutter blinds, coved ceiling, feature fireplace with tiled hearth, two radiators, oak flooring.

Downstairs WC

3'86 x 3'82

Low level WC, vanity unit with wash basin with tiled splashback, patterned tiled floor, extractor fan.

Kitchen Diner

23'04 x 10'09

Aluminium bifold doors to rear opening onto the garden, coved ceiling, larder cupboard, shaker style kitchen comprising of wall mounted and base level units, display cabinet unit, square edge wooden worktops, stainless steel sink and drainer with tiled splash backs, space for a range oven with extractor fan above, space for large fridge/freezer, intergraded dishwasher, intergraded washing machine, radiator, tiled flooring.

First Floor Landing

Doors to all rooms, stairs to second floor.

Bedroom Two

13'70 x 11'15

Double glazed window to the rear overlooking the garden, coved ceiling, range of fitted wardrobes, radiator, carpet.

Bedroom Three

12'78 x 11'15

Double glazed leadlight windows to the front, coved ceiling, radiator, carpet.

Bedroom Four

10'15 x 6'89

Double glazed windows to rear overlooking the garden, coved ceilings, radiator, carpet.

Two Piece Bathroom

6'28 x 5'21

Obscured leadlight double glazed window to the front, P-shaped bath with shower over, pedestal wash basin, laminate flooring, part tiled walls, radiator.

Separate WC

3'72 x 2'72

Obscured leadlight double glazed window to side, part tiled walls, laminate flooring.

Second Floor Landing

Double glazed Velux window to the front aspect, carpet door to:

Bedroom One

11'80 x 9'30

Double glazed window to rear aspect overlooking the garden, built in wardrobe, eves storage, radiator, carpet, door to:

En-Suite

7' x 5'72

Obscured double glazed window to the side, three piece shower room suite comprising of: corner shower, corner low level WC, vanity unit wash basin, access to large eves storage area, tiled floor, chrome heated towel rail.

West Facing Rear Garden

Commencing with raised decking area with the remainder laid to lawn, patio area, further patio area to the rear with garden storage area, outside lighting, outside tap.

Self Contained Annex Building

53'7 x 14'06 > 5'84

Kitchen- 16'78 x 5'87 (4.88m x 1.52m) Double glazed leadlight window to the front, wooden entrance door to the side, kitchen comprising of wall and base level shaker style units, roll edge laminate worktop, sink and drainer with a mixer tap, tiled splashbacks, four ring gas hob with an extractor fan above, integrated oven and grill, space for washing machine, cupboard housing wall mounted 'Ideal Independent' combination boiler, space for fridge, space for freezer, radiator, Velux window to side aspect, lino flooring.

Inner Hallway- 7'87 x 2'66 (2.13m x 0.61m) Carpet to floor, door to:

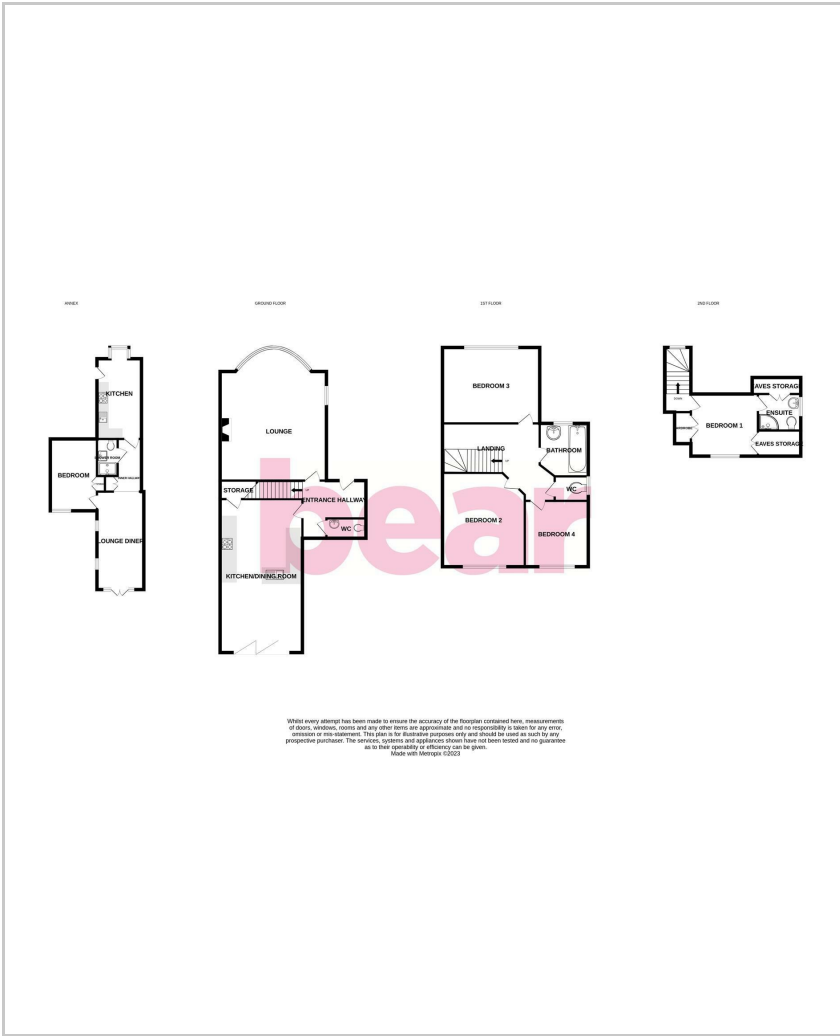
Shower Room- 7'90 x 2'80 (2.13m x 0.61m) Double glazed Velux window to side, modern three piece shower room comprising of walk in shower with bifold doors, vanity unit wash basin, low level WC, radiator, lino flooring, part tiled walls.

Lounge Diner 26'06 x 9'34 (8.08m x 2.74m) Double glazed Velux window to the side aspect, double glazed windows and French doors leading to the rear garden, double glazed windows to the side aspect, electric fire with marble surround, double storage cupboard, radiator, carpet, door to:

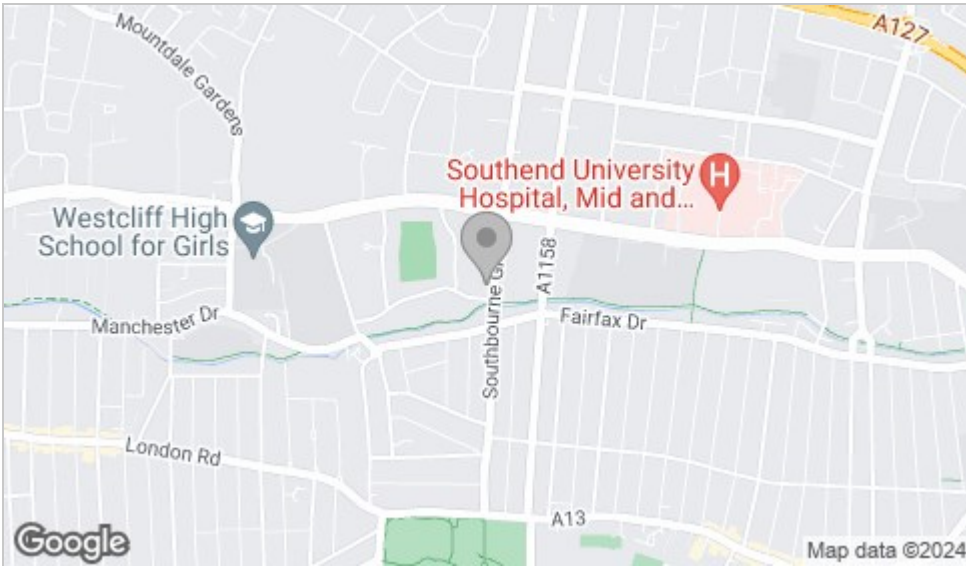
Bedroom 15'30 x 7'26 (4.57m x 2.13m) Double glazed window to the rear overlooking the garden, loft hatch giving useful storage, double fitted wardrobe, radiator, carpet.



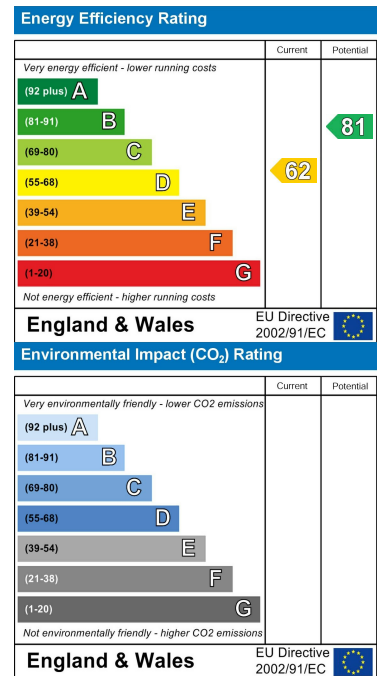
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>