



Nestled in a sought-after location on Southbourne Grove, this impressive home offers ample space and modern amenities, perfect for growing families or those seeking a spacious home with room for expansion. The property boasts a large corner plot with a beautifully maintained wraparound garden, double garage, and ample off-road parking. Inside, the bay-fronted reception room and master bedroom with en suite add a touch of elegance, while the additional three bedrooms and stylish family bathroom cater to all your needs.

Situated near Southend Hospital and highly regarded Grammar Schools, this property ensures convenience and accessibility. The location offers easy access to local amenities and excellent transport links, making it an ideal home for families or professionals seeking a blend of suburban tranquility and urban convenience.

- Desirable location near Southend Hospital and Grammar Schools
- Large corner plot with wraparound garden, double garage, and ample off-road parking
- Bay-fronted reception room and master bedroom with en suite
- Three additional bedrooms and a stylish family bathroom
- Impressive kitchen/diner with bi-folding doors leading to the garden
- Potential for a loft conversion to create additional living space
- Stylish 4-piece family bathroom with walk-in shower and bath
- Plenty of natural light throughout the property

## Southbourne Grove

Westcliff-on-Sea

**£475,000**

Offers Over



# Southbourne Grove



## Property Overview

This property, located on Southbourne Grove, is a fantastic opportunity for those looking to invest in a spacious and well-positioned home. Situated in close proximity to Southend Hospital and highly regarded Grammar Schools, this property offers convenience and accessibility. The house boasts a large corner plot with a wraparound garden, a double garage, and ample off-road parking.

## Ground Floor

Entering the home, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property. The ground floor features a bay-fronted reception room that serves as a cozy and inviting living space. The highlight is the expansive kitchen/diner, equipped with a double oven, integrated dishwasher, and a breakfast bar. The dining area, perfect for large gatherings, opens up to the garden through bi-folding doors, creating a seamless indoor-outdoor flow.

## First Floor

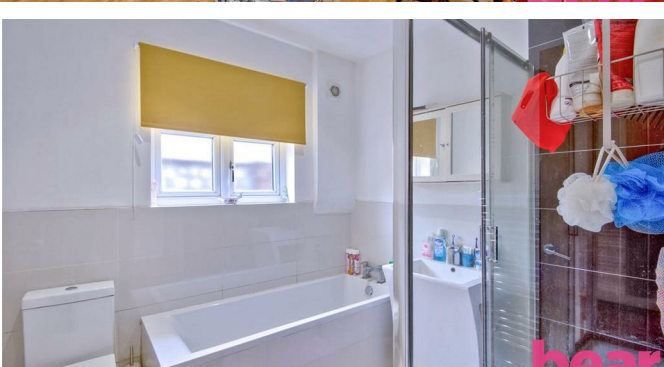
The first floor houses the master bedroom, which is generously proportioned and includes a large en suite shower room. There are three additional bedrooms, all designed to accommodate a family comfortably. The stylish four-piece family bathroom features full floor and part-tiled walls, a separate shower cubicle, and a bath, providing a luxurious space for relaxation.

## Exterior

The exterior of the property is equally impressive, featuring a large wraparound garden that offers both privacy and space for outdoor activities. The double garage provides ample storage and parking solutions, while the off-road parking ensures convenience for multiple vehicles. The garden includes a well-maintained lawn and a patio area, perfect for alfresco dining and entertaining.

## School Catchment

This property is situated in a sought-after location within the catchment area for some of Southend's most prestigious Grammar Schools, making it an ideal choice for families prioritizing education. The proximity to Southend Hospital also makes it convenient for healthcare professionals.



# Floor Plan

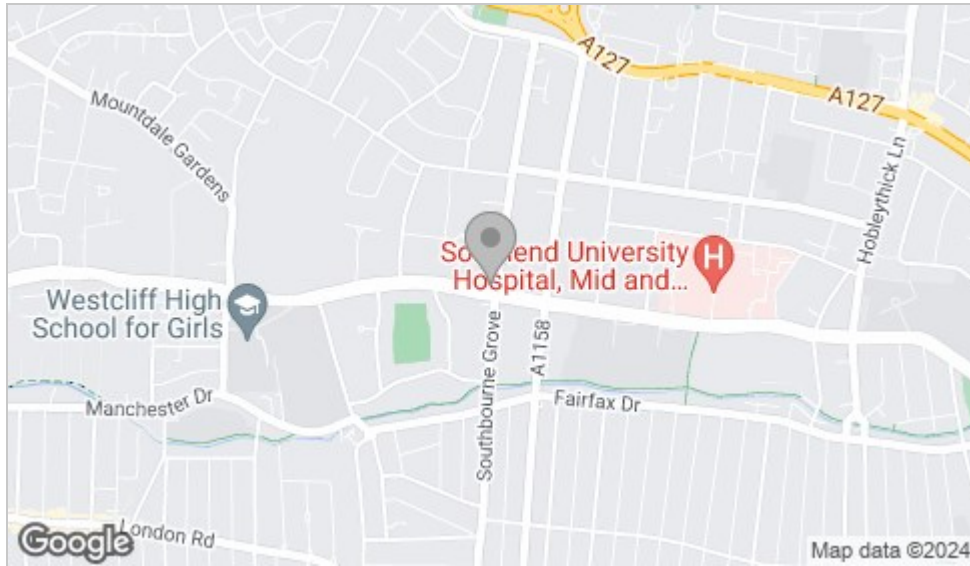


Total floor area 134.5 m<sup>2</sup> (1,448 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



# Area Map



# 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.

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# Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	