



\* £190,000 - £200,000 \* NO ONWARD CHAIN \* PRIVATE SECTION OF REAR GARDEN \* CHALKWELL PARK LOCATION \* SHORT WALK TO CHALKWELL STATION \* This charming period ground floor conversion offers plenty of character, a bay-fronted reception, great-sized bedroom, three-piece bathroom, kitchen with utility attached and a private section of garden. The property is only a walk to Chalkwell Station and Leigh Road/the Broadway and Chalkwell Park is at the top of the road, as well as bus links and a range of amenities and shops. Offered with no onward chain, an internal viewing is highly advised.

- Private section of garden
- Short walk to Chalkwell Station
- Bay fronted reception room
- Three-piece bathroom
- Long lease
- Moments from Chalkwell Park
- Period character
- Utility room
- Hallway storage
- No onward chain

## Southbourne Grove

Westcliff-on-Sea

**£190,000**

Price Guide





# Southbourne Grove



## Frontage

Original garden wall with pathway leading to an obscured and wooden glazed front entrance door which leads to:

## Communal Entrance Hallway

Original coving, skirting, wooden flooring, UPVC double glazed front door leading to:

## Private Entrance Hallway

Large storage cupboard, storage heater, skirting, original wooden floorboards, doors to all rooms.

## Reception Room

15'7" x 14'1"

UPVC double glazed bay fronted window, original cornice, ceiling rose, feature brick fireplace, storage heater, skirting, original wooden floorboards.

## Bedroom

13'5" x 9'10"

Aluminum double glazed window to rear aspect, storage heater, coving, skirting, original wooden flooring.

## Kitchen

9'10" x 9'2"

Aluminum double glazed window to rear aspect, access to utility room, farmhouse style kitchen units both wall-mounted and base level comprising; ceramic sink and a half with drainer and mixer tap, storage heater, laminate worktops with tiled splashbacks, space for appliances, skirting, wood effect laminate flooring.

## Utility Room

6'0" > 5'2" x 2'10"

Space for washer/dryer, aluminum double glazed side door for garden access, skirting, wood effect laminate flooring.

## Three-Piece Bathroom

7'6" x 5'8"

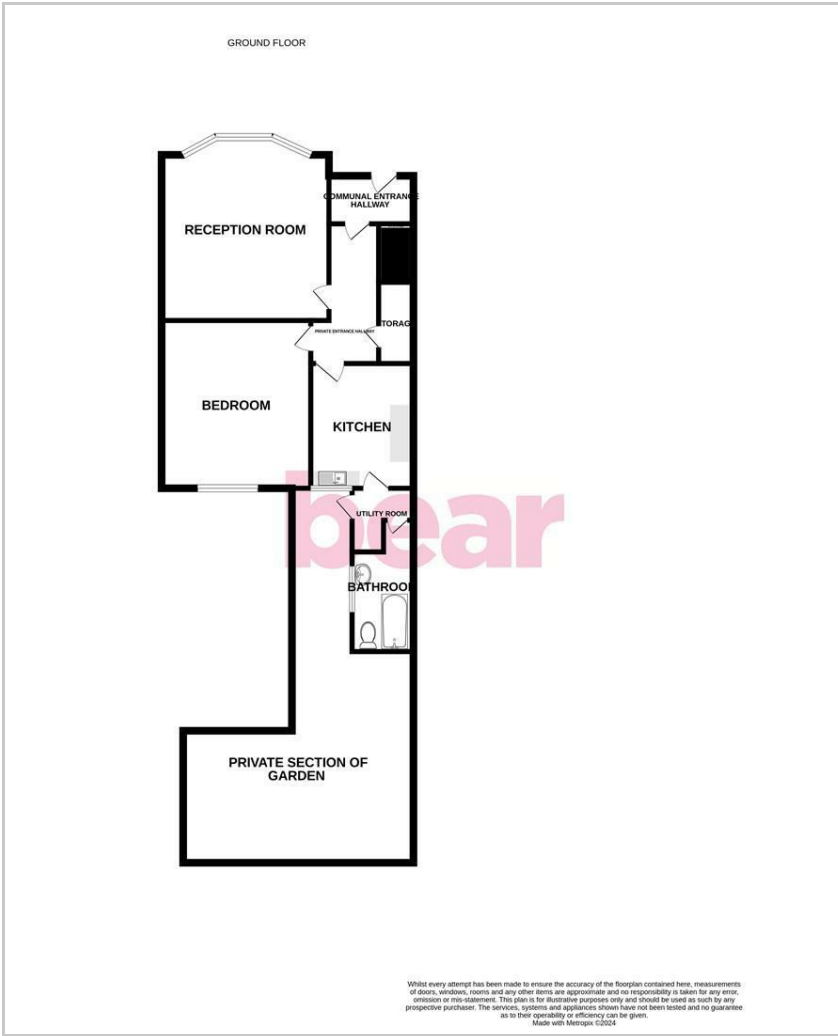
Aluminum double glazed obscured window to side aspect, bathtub with shower attachment, low-level w/c, modern pedestal wash basin with chrome mixer tap, tiled walls, heater, mosaic effect lino flooring.

## Rear Garden

L-shaped private section of rear garden, commences with; patio area, lawn area and fencing.



# Floor Plan



# 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

