



\* £450,000- £475,000 \* PARKING AND GARAGE \* DETACHED 4 BED/2 RECEPTION \* CHALKWELL PARK LOCATION \* WALK TO CHALKWELL STATION AND BEACHFRONT \* TWO BATHROOMS AND A UTILITY ROOM \* This impressive detached home offers a surprisingly large amount of internal space with the added benefits of parking for three, a detached garage and a picturesque rear garden. The accommodation is comprised of a large front reception room, modern fitted kitchen with attached utility room, a rear extension housing a bright dining room, a downstairs bedroom and bathroom and upstairs, there are three further bedrooms with ample storage and another three-piece family bathroom! The property has Chalkwell Park at the top of the road and is nearby to the Hospital, the grammar schools, bus links and amenities, while Chalkwell Station for commuters is only a walk away. The school catchment is also brilliant, offering The Chalkwell Hall Schools and Belfairs Academy - making this an excellent family home!

- Parking for three
- Rear extension housing additional reception room
- Large front reception room
- Spacious kitchen
- Utility room
- Garage
- Four bedrooms (one of which downstairs)
- Picturesque rear garden
- Two bathrooms
- Chalkwell Park location

## Southbourne Grove

Westcliff-on-Sea

**£450,000**

Offers In Excess Of





# Southbourne Grove



## Frontage/Parking

Shingle driveway providing parking for up to three vehicles with decorative pillars to front aspect, as well as a shingle planting border, fencing to right-hand side, double gates for access to garden, access to the courtyard area, access to the single garage and an overhanging front porch with unique wooden entrance door and glazed sidelights leading to:

## Entrance Hallway

Carpeted winder staircase rising to first floor landing, broom cupboard, radiator, skirting, wood effect laminate flooring and a meter cupboard comprising; new consumer unit, gas meter, electric smart meter.

## Front Lounge

24'5" x 13'5"

Two UPVC double glazed windows to front aspect and a feature window to side aspect, electric log burning stove, brick-built bar area, two double radiators, plate rail, skirting, carpet.

## Kitchen

11'10" x 10'2"

UPVC double glazed window to side aspect and an opening through to dining room, boiler/airing cupboard with a new Vaillant boiler as of 2023 (Serviced annually with British Gas), access to utility room, shaker style kitchen units both wall-mounted and base level comprising; stainless steel 1.5 sink and drainer with chrome mixer tap set into wood effect laminate worktops with tiled splashback, integrated dishwasher, integrated under counter fridge and separate freezer, four ring burner gas hob with stainless steel extractor hood over and an integrated oven, spotlighting, breakfast bar, radiator, skirting, tiled flooring.

## Utility Room

7'7" x 3'6"

Wall-mounted kitchen units and worktops with space for appliances underneath, hot and cold water feed, skirting, tiled flooring.

## Dining Room Extension

14'11" x 10'9"

UPVC double glazed windows to rear and side aspects as well as a UPVC double glazed sliding patio door, double radiator, skirting, wood effect laminate flooring.

## Bedroom Four/Workspace

11'10" x 6'9"

UPVC double glazed window to side aspect, radiator, wall-mounted cupboards, skirting, wood effect laminate flooring.

## Downstairs Shower Room

8'8" x 4'11"

Obscured UPVC double glazed window to rear aspect, shower cubicle with power shower, vanity unit with wash basin and chrome mixer tap, low-level w/c, radiator, partial wall tiling and floor tiling.

## First Floor Landing

Loft access, skirting, carpet.

## Loft Space

Loft ladder, boarding, double insulation, lighting.

## Master Bedroom

14'3" x 12'2"

UPVC double glazed window to front aspect, radiator, skirting, wood effect laminate flooring and two lots of eaves storage cupboards which are both double insulated, boarded and have lighting.

## Bedroom Two

11'4" x 9'1"

Two windows to rear aspect, radiator, skirting, wood effect laminate flooring (room can fit a queen size double bed).

## Bedroom Three

10'4" x 8'8"

Two windows to rear aspect, radiator, skirting, wood effect laminate flooring (room can fit a queen size bed).

## Three-Piece Family Bathroom

8'7" x 5'0"

Obscured UPVC double glazed window to side aspect, bathtub with chrome taps, low-level w/c, pedestal wash basin with chrome taps, radiator, partial wall tiling, skirting and a tiled floor.

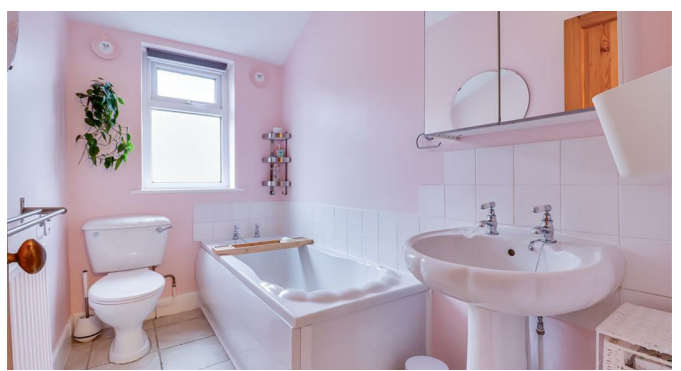
## Garage

Single garage with room for one vehicle, up and over front door and side window, power, lighting with an RCD.

## Rear Garden

Commences with a paved patio area as well as two shingle seating areas to left and right, the rest of the garden is mostly laid to lawn with a raised planting border and pond, access to garage and access to front of property.



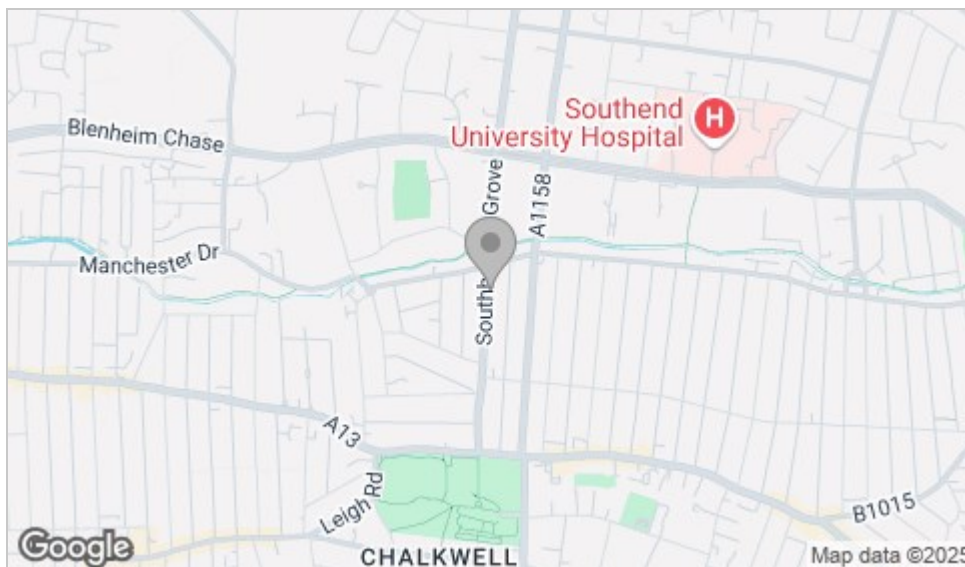




## Floor Plan



## 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

