



* CHALKWELL HALL AND BELFAIRS CATCHMENT AREA * WEST FACING GARDEN * WALK TO CHALKWELL TRAIN STATION AND PARK * NEARBY THE GRAMMAR SCHOOLS * OPEN PLAN KITCHEN-DINER * SUMMERHOUSE FIT FOR AN OFFICE * FOUR-PIECE BATHROOM * This deceptively spacious character home offers ample reception room with a large bay-fronted lounge and an open-plan kitchen-diner across the back of the house. Upstairs you will find three well-proportioned bedrooms and a renovated four-piece family bathroom. Externally there is a landscaped west-facing garden complete with a summerhouse fit for an office! The property is perfectly located for the amenities and bus links on the London Road, while only being a walk to Chalkwell train station and Park/beachfront. The favoured Chalkwell Hall School and Belfairs Academy are both within the catchment area, while the grammar schools of Southend are only around the corner.

- Central location nearby Chalkwell park
- Walking distance to the grammar schools
- Spacious bedrooms
- Open plan kitchen-diner
- Summerhouse with power and lighting fit for an office
- Walk to Chalkwell train station
- Four-piece family bathroom
- Bay-fronted lounge
- Landscaped garden and renovated facade
- Amenities and bus links close by

Westbourne Grove

Westcliff-On-Sea

£400,000

Offers In Excess Of



Westbourne Grove



Frontage

Garden wall and wrought-iron gate, paved area potentially allowing for a parking space subject to planning permission and a paved pathway leading to the UPVC obscured double-glazed front door.

Entrance Hall

17'2" x 5'10"

Carpeted staircase rising to first-floor landing with three storage cupboards underneath, modern radiator, skirting, wood effect laminate flooring.

Front Lounge

15'4" x 12'11"

UPVC double glazed bay fronted window, radiator, skirting, wood effect laminate flooring.

Kitchen-Diner

Dining Area: UPVC double-glazed French doors and side lights to rear aspect for garden access, modern radiator, skirting, wood effect laminate flooring. (3.91m x 3.59m)

Kitchen: UPVC double-glazed window to the rear, shaker-style kitchen units both wall mounted and base level comprising: Integrated microwave oven, integrated eye-level oven, five ring burner gas hob with extractor fan over, space for fridge freezer and washing machine, boiler cupboard is housed here (Ideal boiler), stainless steel under-counter sink with granite worktops, traditional style chrome mixer tap, tiled splash back, wood effect porcelain floor tiles. (3.81m x 2.20m)

First Floor Landing

13'2" x 7'6"

Loft access with a pull down ladder, skirting, and carpet.

Master Bedroom

15'5" x 11'10"

UPVC double-glazed bay window to the front

aspect, radiator, original cornice, picture rail, skirting, wood effect laminate flooring.

Bedroom Two

12'8" x 11'1"

UPVC double-glazed window to rear aspect, radiator, picture rail, skirting, wood effect laminate flooring.

Bedroom Three

8'5" x 6'11"

UPVC double-glazed oriel window to front aspect, picture rail, skirting, radiator, wood effect laminate flooring.

Four-Piece Family Bathroom

7'11" x 7'6"

Two obscured UPVC double-glazed windows to rear and side aspects, tiled corner shower with drencher head and secondary shower attachment, floating vanity unit with wash basin and chrome mixer tap, bath with chrome mixer tap, toilet with hidden system, chrome towel radiator, extractor fan, spotlighting, fully tiled walls, floor tiling.

Loft

Pull-down ladder, newly insulated, lighting, fully boarded.

West Facing Rear Garden

Commences with a paved patio area and pathway leading to the summerhouse, fenced all around with a lawn area.

Summerhouse

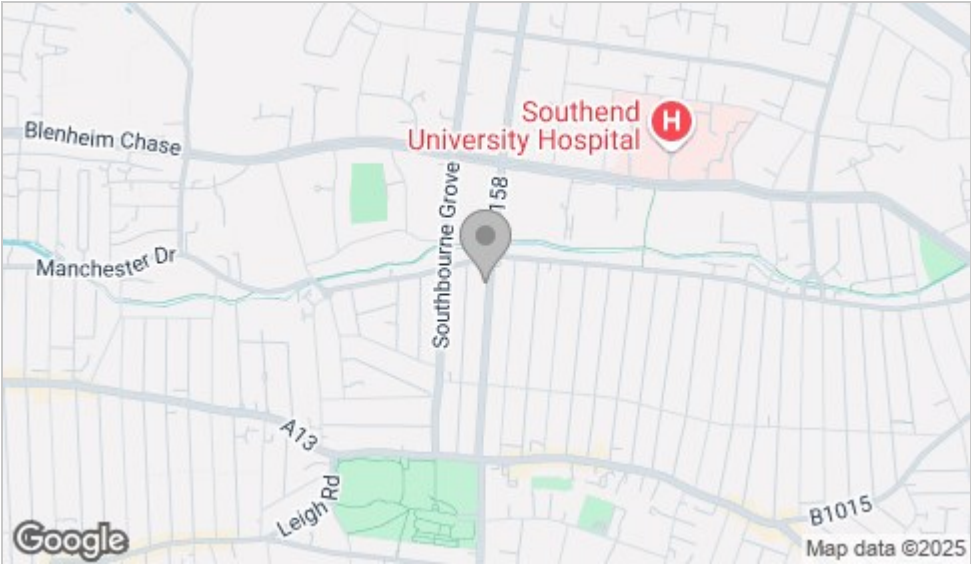
Door and window to front aspect with power and lighting.



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

