



* £425,000- £450,000 * Located on the charming Westborough Road in Westcliff-on-Sea, 'Sandown House' is a stunning terraced home that beautifully marries modern living with traditional character. As you step inside, you are greeted by a delightful bay fronted lounge, complete with a cosy log burner, perfect for those chilly evenings. The heart of the home is undoubtedly the impressive open plan kitchen breakfast room, and dining area, which creates an inviting space for both family gatherings and entertaining guests. This property boasts three generously sized double bedrooms, with the master bedroom stretching the full width of the house, providing ample space and comfort. The beautifully appointed bathroom suite adds a touch of luxury, while the convenience of a downstairs WC enhances practicality for everyday living. The south-facing rear garden is a true sun trap, offering a sun-drenched retreat for relaxation and outdoor activities. This home is not just a place to live; it is a sanctuary that combines the best of both worlds- modern amenities and the charm of traditional features throughout. With its prime location and exquisite finish, this character home is an exceptional opportunity for those seeking a blend of style and comfort in Westcliff-On-Sea. Whether you are a growing family or looking for a spacious home to entertain, this property is sure to impress.

- Complete onwards chain
- Two receptions areas
- Generously sized master bedroom with sash bay windows
- Bay fronted lounge with log burner
- Potential to extend into the loft space S.T.P.
- Three double bedrooms
- Impressive kitchen breakfast room leading out to the rear garden
- Three piece family bathroom and downstairs W/C
- South backing rear garden
- Walking distance to Westcliff Station, London Road amenities and Chalkwell Park

Westborough Road

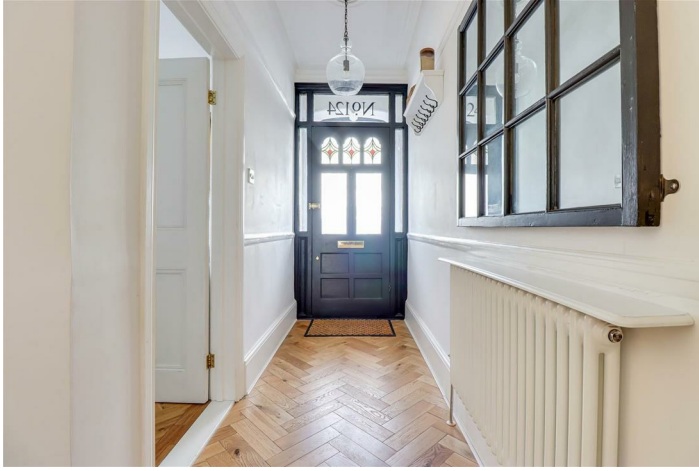
Westcliff-On-Sea

£425,000

Price Guide



Westborough Road



Frontage

Front garden area, path to:

Entrance Hallway

13'8" x 4'1"

This room is open to the dining area. Original front door with stained glass windows and sidelights, detailed coved ceiling rose, picture rails, dado rails, modern column radiator with chrome valves, center carpeted stairs rising to the first floor, engineered oak parquet flooring, door to:

Lounge

14'3" into the bay x 11'2"

Detailed coved ceiling with a ceiling rose, picture rails, feature fireplace with a wooden surround and a tiled hearth, log burner, cast iron radiator, wooden parquet flooring, double glazed sash bay windows to the front.

Dining Area

15'9" > 13'1" x 12'4"

Smooth ceiling with inset spotlights and a pendant light, picture rails, feature fireplace with a wooden surround and a tiled hearth, UPVC double glazed door to the rear leading out to the garden with a double glazed window above, tall vertical radiator with chrome valves, engineered oak parquet flooring, built in shelving, understairs storage, door to:

Downstairs W/C

4'10" x 1'10"

Wood paneled ceiling with an inset spotlight, low/level w/c, vanity unit wash basin with chrome mixer taps, wood-paneled wall, engineered oak parquet flooring.

Kitchen Breakfast Room

22'1" x 9'10"

Smooth ceiling with inset spotlights and two feature pendant lights, double glazed windows to the side, double glazed French doors to the rear leading out to the garden. Modern shaker style kitchen comprising of; wall and base level units, floor to ceiling units, quartz worktops with quartz upstands, double inset butler sink with chrome taps, space for a range cooker with a six ring gas hob and an extractor fan, integrated washing machine, integrated dishwasher, integrated full height fridge and an integrated full height freezer, range of drawers including pan drawers, cupboard housing a wall mounted Glowworm boiler, vertical column radiator with chrome valves, engineered oak parquet flooring.

Bedroom One

15'9" x 14'3" into the bay

Smooth coved ceiling with a ceiling rose, picture rails, double

glazed sash bay windows to the front, additional double glazed sash window to the front, cast iron radiator, picture rails, feature fireplace with a tiled surround, carpet.

Bedroom Two

12'4" x 9'10"

Smooth coved ceiling with a ceiling rose, double glazed window to the rear overlooking the garden, picture rails, built in shelving, radiator, carpet.

Bedroom Three

12'7" > 9'3" x 9'10"

Smooth ceiling with a pendant light, double glazed windows to the rear overlooking the garden, built in cupboard, radiator, carpet.

Family Bathroom

6'7" x 6'3"

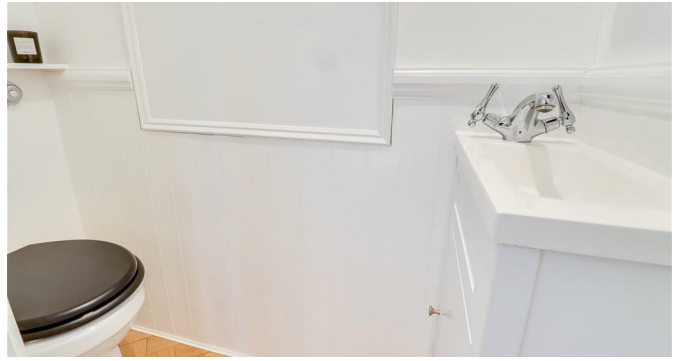
Smooth ceiling with a pendant light, obscured double glazed window to the side, low-level w/c, pedestal wash basin, paneled bath with drenched head and a shower attachment, wall hung chrome heated towel rail, part tiled wall, tiled flooring. PLEASE NOTE: The bathroom is fitted with Burlington London taps and shower heads.

South Facing Rear Garden

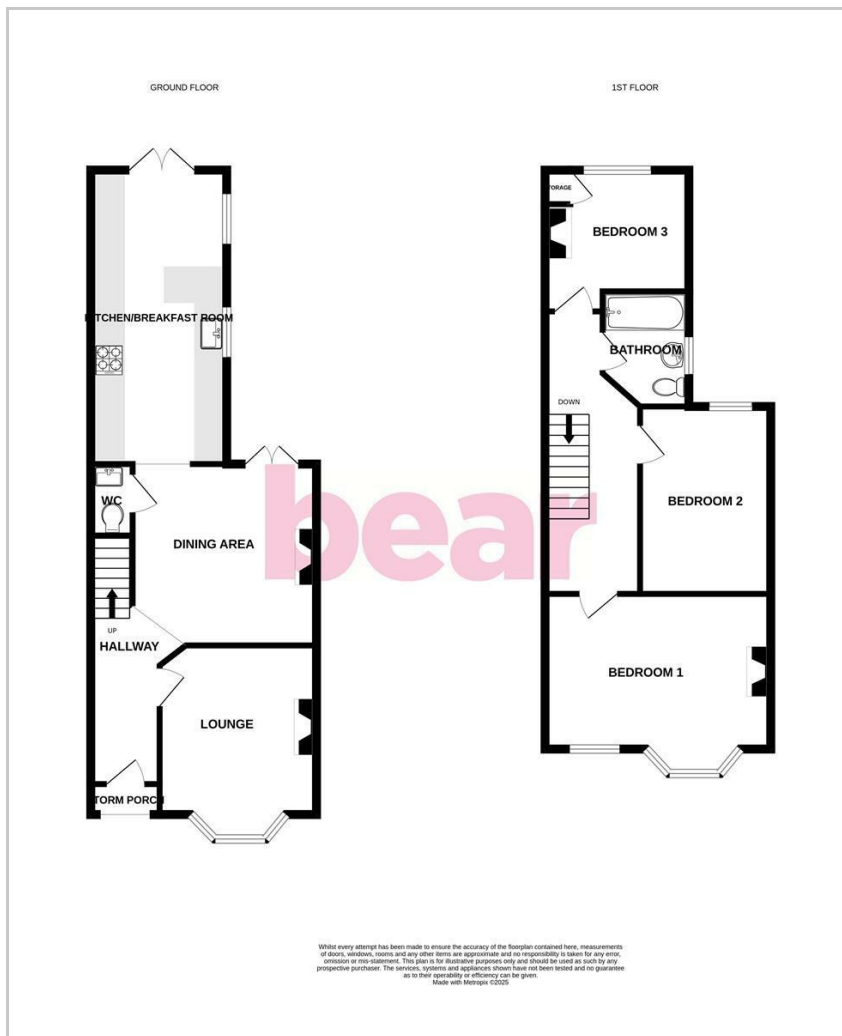
Commences with hardstanding, section of lawn area with a large raised patio area to the rear ideal for entertaining, outside tap, outside lighting.

Agents Notes:

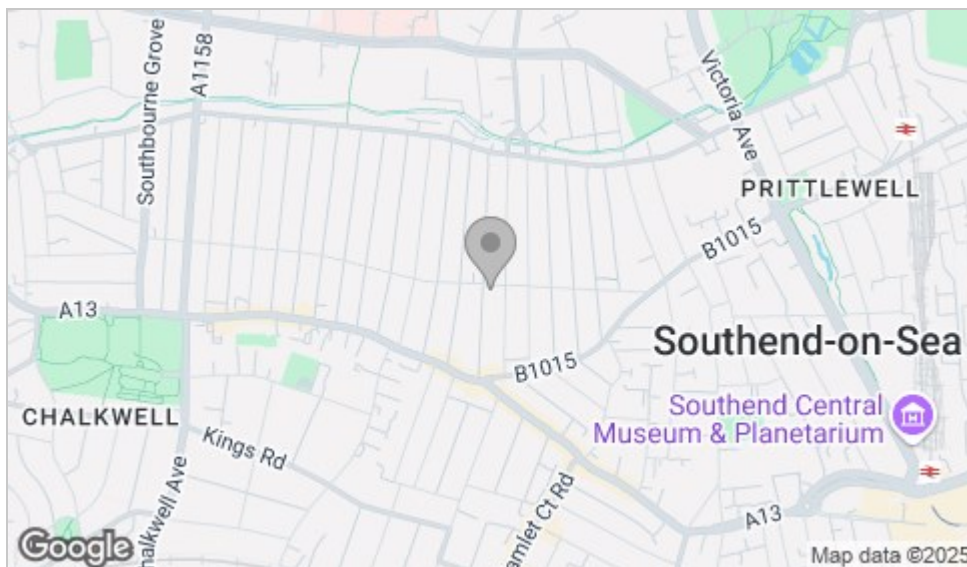
New roof on the rear extension. Two newly fitted double glazed windows to the rear first floor of the house.



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

