



Located in the sought-after Sandown Avenue in Westcliff-on-Sea, this charming semi-detached house boasts a delightful blend of traditional features and modern amenities. The property offers a warm and inviting atmosphere that is sure to make you feel right at home. As you step inside, you are greeted by a welcoming entrance porch that sets the tone for the rest of the house. The property features two reception rooms, including a formal front lounge that is perfect for entertaining guests or simply relaxing with your loved ones. The heart of the home is the open plan kitchen and dining room, where you can whip up delicious meals while enjoying the company of family and friends. This space seamlessly flows out to a generous West facing rear garden, ideal for al fresco dining on warm summer evenings or simply unwinding in the sunshine. Upstairs, you will find three good-sized bedrooms, providing ample space for a growing family or for those in need of a home office or guest room. The modern dual aspect kitchen and the white three-piece bathroom suite add a touch of contemporary elegance to this charming property. Located in a quiet turning within a popular residential area, this home offers both tranquillity and convenience. With Leigh Broadway and Chalkwell Station just a short walk away, you have easy access to a variety of shops, restaurants, and transport links.

- Beautiful semi detached character house
- Great size West facing rear garden
- Modern fitted kitchen that's dual aspect
- Charming traditional features throughout
- Chalkwell Park, Beach and Station within walking distance
- Three good size bedrooms
- Two reception rooms including open plan kitchen and dining rooms
- Formal bay fronted lounge
- Leigh Broadway and Leigh Road shopping facilities nearby
- Short walk to Westcliff Grammar School for Boys and Girls

Sandown Avenue

Westcliff-On-Sea

£450,000

Asking Price



Sandown Avenue



Frontage

Paved area, planting and shingled area, door to:

Porch

4'1" x 4'1"

Double glazed window to side, solid wood entrance door to front, tiled floor, solid wood door to:

Hallway

Smooth coved ceiling, picture rails, double glazed windows to side, radiator, stairs rising to first floor with under stair storage, original wooden floorboards, door to:

Lounge

14'6" into bay x 10'11"

Smooth coved ceiling with pendant light, wall lights, double glazed bay windows to front, feature fireplace with brick surround, radiator, original wooden floorboards.

Kitchen Diner

15'10" x 10'9"

Smooth coved ceiling with ceiling rose and pendant light, feature fireplace with log burner, shelving, double glazed windows and French doors to rear leading to garden, shaker style wall and base level units with square edge wooden worktops, integral oven and grill, four ring electric hob with extractor fan above, tiled splashbacks, radiator, original wooden floorboards, opening to:

Kitchen Area

8'11" x 7'9"

Smooth coved ceiling, double glazed windows to side and rear overlooking garden, double glazed door to side leading out to garden, shaker style wall and base level units with square edge wooden worktops, 1.5 ceramic sink and drainer with mixer tap, space for American fridge freezer, space for washing machine, space for tumble dryer, space for additional freezer, tiled floor.

First Floor Landing

Smooth ceiling, loft hatch, carpet, doors to all rooms.

Bedroom One

14'7" into bay x 11'0"

Smooth ceiling with pendant light, double glazed bay windows to front, picture rail, feature fireplace with tiled hearth, storage cupboard, radiator, carpet.

Bedroom Two

12'4" x 10'10"

Smooth ceiling with pendant light, double glazed windows to rear overlooking garden, picture rail, feature fireplace with tiled hearth, storage cupboard, radiator, wooden floorboards.

Bedroom Three

8'11" x 7'9"

Smooth ceiling with pendant light, double glazed windows to rear overlooking garden, picture rail, radiator, carpet.

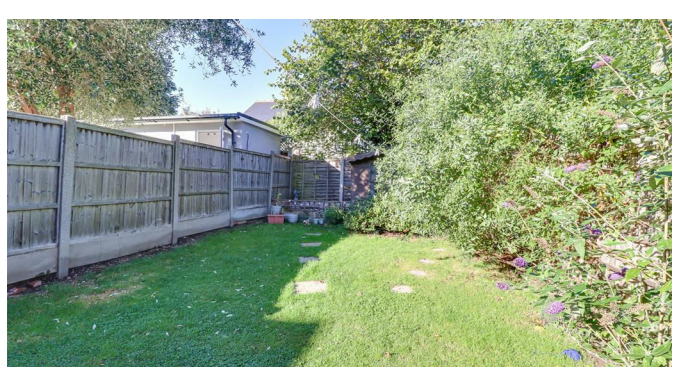
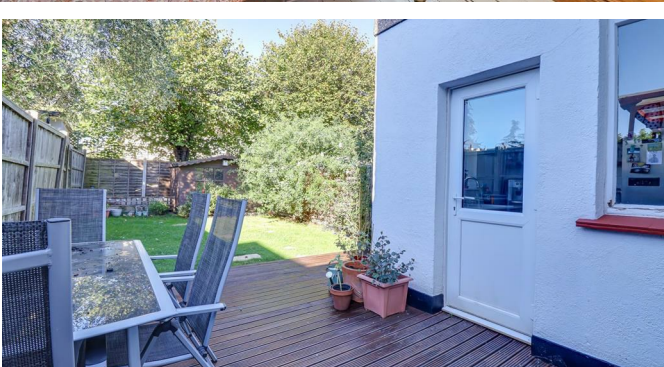
Family Bathroom

8'3" > 5'8" x 6'0"

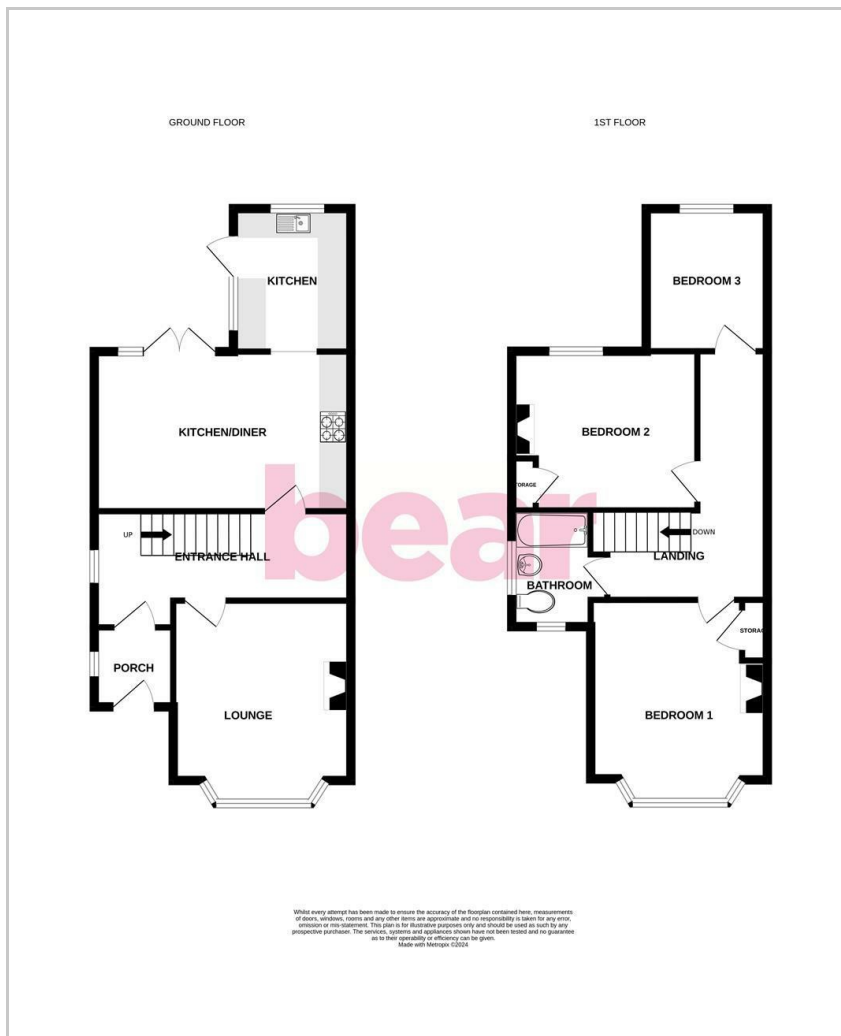
Obscured feature window to front, obscured double glazed window to side, panelled bath with shower over, low level WC, pedestal wash basin, part tiled walls, lino flooring, radiator.

West Facing Rear Garden

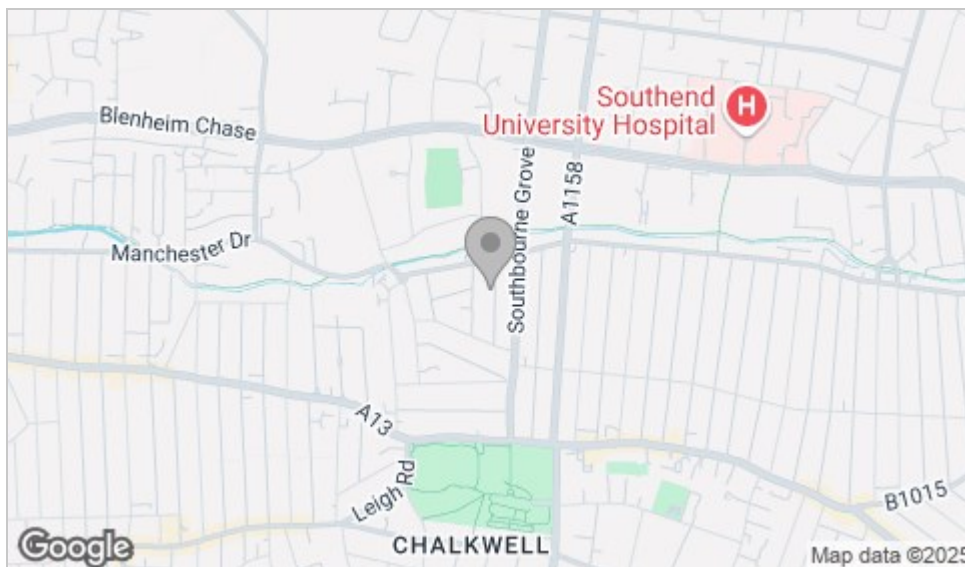
Commences with raised decking area, remainder laid to lawn with established tree and shrub borders, large garden shed, side access to front, outside tap.



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

