



\* £425,000- £475,000 \* NO ONWARD CHAIN FOR A HASSLE FREE MOVE \* Proudly positioned in the charming Lymestone Close, Westcliff-on-Sea, this delightful fully detached bungalow offers a perfect blend of character and modern living. Set on a generous plot, the property boasts two spacious double bedrooms, providing ample space for relaxation and comfort. The contemporary bathroom is designed with modern fixtures, ensuring a refreshing experience. At the heart of the home lies a stunning kitchen family room, which is ideal for both entertaining and everyday living. The bi-folding doors seamlessly connect the indoor space to the garden, allowing natural light to flood in and creating a wonderful atmosphere for gatherings or quiet evenings at home. The property also features a driveway that can accommodate several large vehicles, making it convenient for families or those who enjoy hosting guests. Additionally, the location is highly desirable, with local shops just a short walk away and the renowned David Lloyds Leisure Centre right on your doorstep, offering a range of fitness and leisure activities. This bungalow is not just a home; it is a lifestyle choice, perfect for those seeking a peaceful yet vibrant community. With its blend of comfort, style, and convenience, this property is an excellent opportunity for anyone looking to settle in Westcliff-On-Sea.

- Fully detached character bungalow
- Two well-sized double bedrooms
- Modern three-piece bathroom suite
- Spacious rear garden
- Modern throughout
- Driveway with parking for multiple vehicles and a detached garage
- Large open plan kitchen/lounge/diner
- Entrance lobby and welcoming hallway
- Quite cul-de-sac location
- No onward chain

## Lymestone Close

Westcliff-on-Sea

**£425,000**

Price Guide





# Lympstone Close



## Frontage

Providing parking for multiple cars, shingled with low level fence to either side.

## Entrance Porch

Composite double glazed front door to lobby with double glazed sliding doors to side, wood effect laminate flooring, window and door leading to:

## Entrance Hallway

Smooth ceiling, wall mounted radiator, wood effect laminate flooring, doors to accommodation.

## Kitchen Family Room

26'10" x 22'6"

The kitchen is fitted with matching wooden wall and base units with complementary granite work tops and matching island with inset sink, drainer, mixer tap and storage under. There are built in 'Neff' appliances including an eye level microwave, oven and separate induction hob with extractor over, space for washing machine, dish washer and tumble dryer, smooth ceiling with inset spotlights, wood effect laminate flooring leading through to the dining and lounge areas. Double glazed window to front, two wall mounted radiator, storage cupboard housing electric and gas meters, double glazed bi-folding doors leading to rear garden.

## Bathroom

9'8" x 7'10"

A stunning modern three piece suite comprising bath, wash hand basin and low-level WC.

## Bedroom One

13'8" x 11'10"

Double glazed curved bay window to front, wall mounted radiator, smooth ceiling, wood effect laminate flooring.

## Bedroom Two

10'0" x 9'6"

Smooth ceiling, double glazed window to side, wall mounted radiator, wood effect laminate flooring.

## Rear Garden

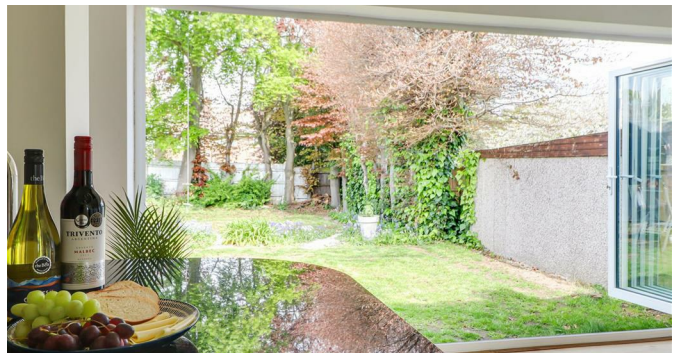
approximatly 196'10"ft x 196'10"ft

The garden currently has different sections to enjoy, commencing with a lawned area which expands into a large area suitable for table and chairs surround by tall trees for privacy. There is a green house and shed to remain, outside tap, fence to all boundaries, gated side access leading to the front of the property, and access to the rear of the garage.

## Detached Garage

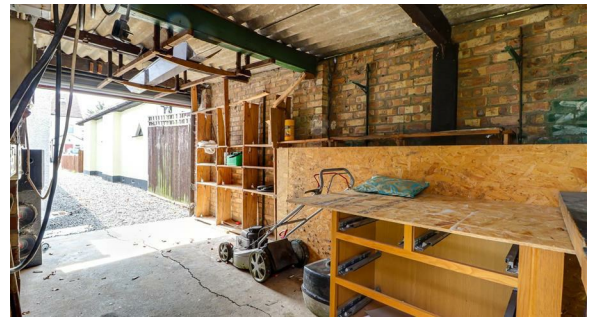
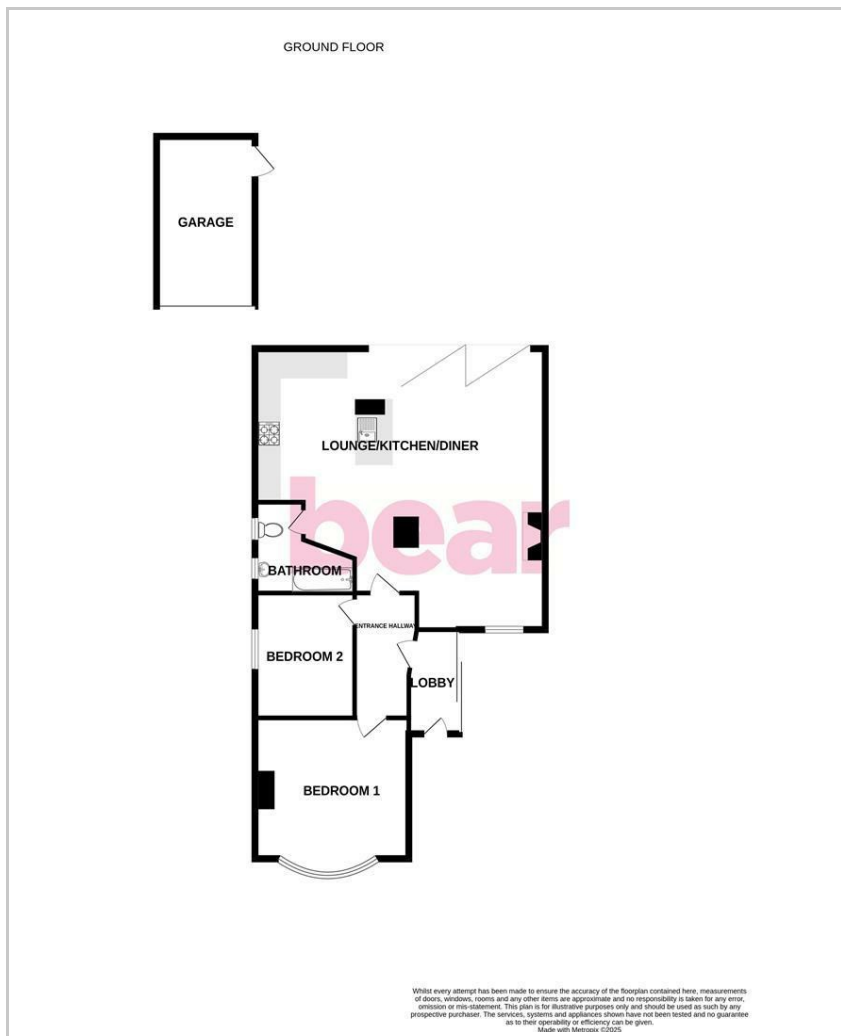
Access via roller shutter door to front and door to rear, with electric and lighting.



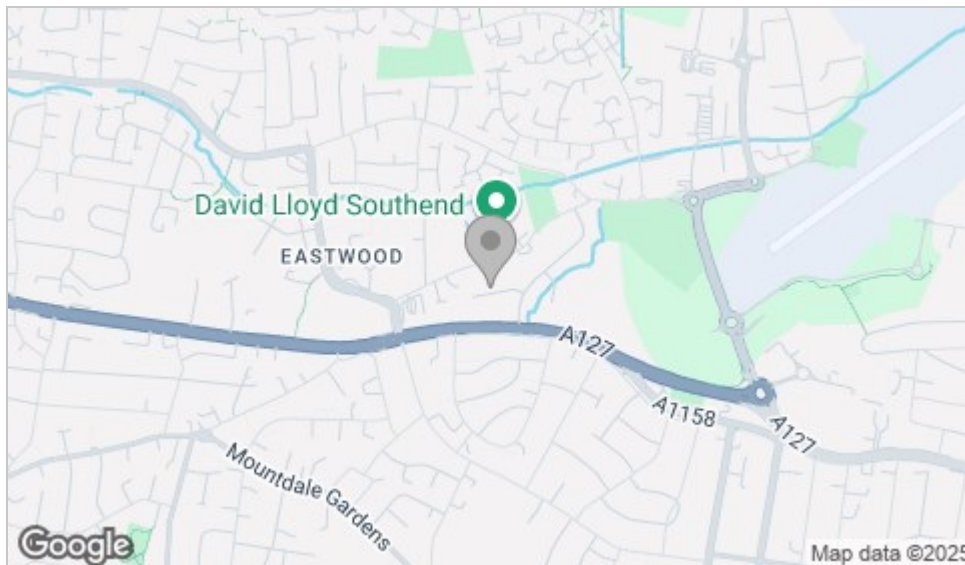




## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		