



* £425,000- £475,000 * Nestled in the charming area of Westbourne Grove, Westcliff-on-Sea, this delightful end of terrace house offers a perfect blend of character and modern living. With its west-facing rear garden, you can enjoy the sun throughout the day, making it an ideal spot for relaxation or entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for families or those looking for extra room. The two inviting reception rooms offer versatility, whether you wish to create a cosy lounge or a formal dining area. Additionally, the loft room presents an excellent opportunity for a home office, playroom, or guest accommodation, catering to your lifestyle needs. At the heart of the home lies a stunning kitchen breakfast room, designed to be both functional and stylish. This space is perfect for family gatherings or casual meals, allowing you to enjoy the company of loved ones while preparing delicious meals. The property also features a large garden shed and a separate bar area, adding a unique touch for those who enjoy entertaining or simply unwinding after a long day. Conveniently located within walking distance to Chalkwell Station, local parks, and the beautiful beach, this house offers an enviable lifestyle. Whether you are commuting to work or enjoying leisurely weekends by the sea, this location provides the best of both worlds. In summary, this characterful house in Westbourne Grove is a wonderful opportunity for anyone seeking a comfortable and stylish home in a vibrant community.

- Character end of terraced house with side access to the rear garden
- Three bedrooms plus an additional loft room
- Modern fully fitted kitchen with full range of integrated appliances
- Bay-fronted master bedroom with fully fitted wardrobes and bench storage seat
- Walking distance to Chalkwell Station, Park and Beach
- West facing rear garden
- Impressive kitchen breakfast room and two receptions rooms
- Bay-fronted lounge with a log burner
- Sunny rear garden with an entertaining patio, storage unit and bar area
- Leigh Road and Broadway within walking distance

Westbourne Grove

Westcliff-On-Sea

£425,000

Price Guide



Westbourne Grove



Frontage

Small walled garden with a shingled area with tiles to the front door, side access to the rear garden

Entrance Hallway

19'3" x 5'10" maximum

Coved ceiling, two pendant lights, carpeted stairs to the first floor with understairs storage, composite entrance door to the front with obscured double glazed sidelights, radiator with a radiator cover, inset mat with the majority of the floor in a patterned tile.

Front Lounge

16'9" into the bay x 12'7"

Smooth coved ceiling, double glazed bay windows to the front, picture rails, feature exposed brick chimney breast fireplace housing a log burner and a tiled hearth, wooden flooring, radiator.

Dining Room

13'4" x 10'2"

Smooth coved ceiling with a pendant light, double glazed French doors to the rear with double glazed sidelights, oak flooring, radiator with a radiator cover.

Kitchen-Breakfast Room

23'9" x 9'1"

Smooth ceiling, double glazed windows to the side and rear overlooking the garden, UPVC double glazed door to the side leading out to the garden. Modern white handleless gloss kitchen comprising of; wall and base level units with floor to ceiling units as well, integrated Neff ovens and grills, integrated induction Neff five ring hob with an extractor fan above, 1.5 ceramic sink and drainer with a flexi hose tap and an insinerator, pan drawers, breakfast bar area, integrated washing machine, integrated tumble dryer, integrated Bosch dishwasher, floor to ceiling larder cupboard, space for an American style fridge freezer, radiator, tiled flooring.

First Floor Landing

Pendant light, access to all rooms, access to a storage cupboard, carpet.

Bedroom One

16'8" into the bay x 11'10"

Smooth ceiling with a fan light and a pendant light, double glazed bay window to the front, floor to ceiling built in wardrobes and top boxes, dressing table area, radiator and a storage bench seat in the bay window built around it, carpet.

Bedroom Two

12'10" x 12'9"

Pendant light, double glazed window to the rear overlooking the garden, radiator, built in wardrobe, carpet.

Bathroom

8'3" x 6'3"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed to the side, paleled bath with a drenched head and a shower hose attachment, vanity unit wash basin, high-level WC, traditional style radiator, patterned tiled floor and part metro tiled walls.

Bedroom Three

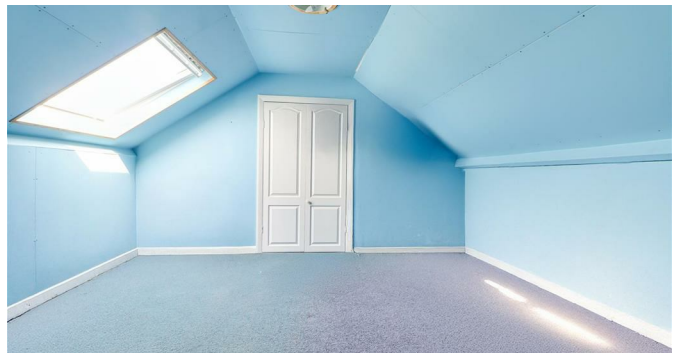
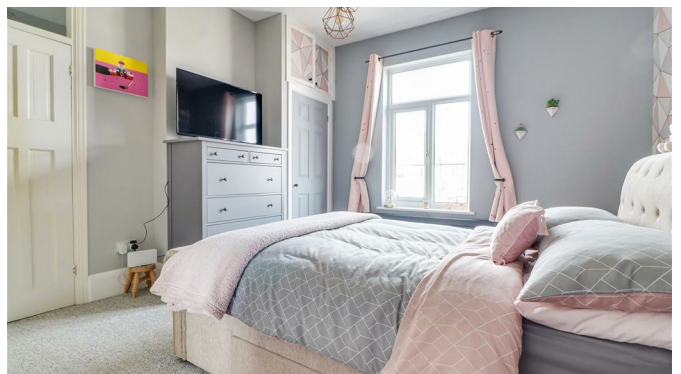
8'6" x 7'8"

Double glazed window to the front, radiator, carpet, slimline staircase leading to:

Loft Room

15'5" x 12'7"

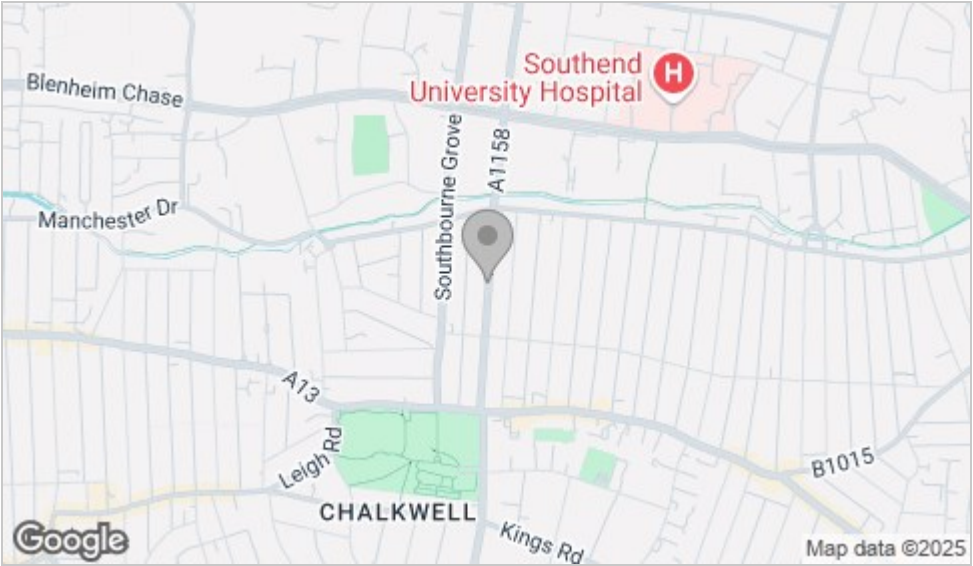
Eaves storage cupboards, double glazed velux window to the rear, carpet. PLEASE NOTE: this gives a fantastic area to extend into from the floor landing as opposed to bedroom three, creating an additional double bedroom with en-suite.



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 <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

