



\* £700,000- £750,000 \* Standing proudly in the tranquil Arundel Gardens of Westcliff-on-Sea, this impressive semi-detached family home offers a wealth of space and comfort across three well-appointed floors. With four generously sized bedrooms, including an enormous master suite complete with a Juliet balcony, dressing area, and en-suite shower room, this property is designed for modern family living. The ground floor boasts three inviting reception areas, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the spacious kitchen family room, which features a separate utility area and bi-folding doors that seamlessly connect the indoor space to the garden, creating an ideal setting for gatherings and outdoor enjoyment. Ample parking is available on the driveway, complemented by a converted garage that serves as a versatile outbuilding, suitable for a variety of uses. The property is situated in a quiet cul-de-sac, providing a peaceful environment while still being conveniently located within walking distance to Westcliff Grammar School, Southend Hospital, and the vibrant Leigh Broadway. This home is perfect for families seeking a blend of space, comfort, and accessibility in a desirable location. Don't miss the opportunity to make this remarkable property your own.

- Extra large character semi detached home
- Three reception areas, two of which are within the kitchen family room
- Master bedroom with Juliet balcony, en-suite and dressing room
- Generous established rear garden
- Blenheim and Belfairs Parks within the area
- Four great size bedrooms
- Separate utility room and downstairs WC
- Converted garage to outbuilding
- Driveway for three to four vehicles
- Walking distance to Westcliff Grammar School and Southend Hospital

## Arundel Gardens

Westcliff-On-Sea

**£700,000**

Price Guide



# Arundel Gardens



## Frontage

Resin driveway creating parking for four vehicles, side access to the garage and rear garden, access to:

## Entrance Hallway

14'3" x 8'0"

Smooth ceiling with a pendant light, plate racks, composite entrance door to the front, secondary glazed leadlight stained glass window to the front, carpeted stairs to the first floor with understairs storage, radiator, parquet flooring, door to:

## Lounge

15'11" into the bay x 11'10" maximum

Coved ceiling, picture rails, double glazed leadlight bay windows to the front with fitted shutter blinds, two radiators, feature fireplace with an open fire, original wooden floorboards.

## Downstairs WC

4'3" x 3'0"

Smooth ceiling with a pendant light, obscured double glazed window to the side, wall hung vanity unit wash basin with a tiled splashback, low-level WC, vinyl flooring.

## Kitchen-Family Room

21'3" > 14'5" x 19'8"

Smooth ceiling with inset spotlights, double glazed Velux window to the rear, double glazed windows and aluminium bi-folding doors to the rear leading out to the garden. Kitchen comprises of; wall and base level units with a square edge quartz effect worktop, five ring gas hob with an extractor fan above, 1.5 ceramic sink and drainer with a chrome mixer tap, pan drawers, integrated Hotpoint dishwasher, integrated AEG oven and grill, space for a fridge freezer, breakfast bar area, radiator, additional vertical radiator, vinyl flooring, door to:

## Utility Room

7'6" x 3'11"

Smooth ceiling with inset spotlights, extractor fan, wall and base level units with a square edge quartz effect worktop, stainless steel sink and drainer with a chrome mixer tap, space for a washing machine, space for a tumble dryer, shelving, vinyl flooring.

## Rear Garden

Commences with a patio area with the remainder laid to lawn, raised sleeper bed flower and shrub borders.

## First Floor Landing

23'1" x 8'6" > 2'9"

Double glazed leadlight windows to the front, smooth ceiling with three pendant lights, loft hatch, radiator, storage cupboard, carpeted stairs to the frop floor.

## Bedroom Two

13'11" x 11'5"

Smooth coved ceiling with a pendant light, double glazed leadlight windows to the front, radiator, carpet.

## Bedroom Three

13'3" x 11'5"

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

## Bedroom Four

8'7" x 7'2"

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, radiator, carpet.

## Bathroom

7'1" x 5'11"

Obscured leadlight double glazed windows to the side, paneled bath with a shower over, pedestal wash basin, chrome heated towel rails, part tiled walls with a tiled effect flooring.

## Separate WC

5'4" x 2'7"

Smooth ceiling with a pendant light, obscured leadlight double glazed windows to the side, low-level WC, tiled effect flooring.

## Second Floor Landing

Smooth ceiling with spotlights, double glazed stained glass leadlight windows to the side, double glazed Velux window to the front, carpet, door to:

## Bedroom One

15'7" x 14'9" > 13'0"

Smooth ceiling with inset spotlights, double glazed windows to the rear, double glazed French doors to the rear with a Juliet balcony overlooking the garden, eaves storage cupboard, two radiators, carpet, opening to:

## Dressing Area

19'6"

Smooth ceiling with inset spotlights, double glazed Velux window to the front, hanging rail space, shelving, eaves storage, radiator, carpet.

## En-Suite

6'3" x 5'10"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed window to the side, walk-in shower, low-level WC, vanity unit wash basin, part tiled walls, chrome heated towel rail.

## Converted Garage

16'7" x 7'7"

Smooth ceiling with inset spotlights, double glazed window to the side and UPVC double glazed door to the side, power, light, vinyl flooring.



The floor plan is divided into three sections: GROUND FLOOR, 1ST FLOOR, and 2ND FLOOR. The GROUND FLOOR includes a Lounge, Kitchen Family Room, Utility Room, Hallway, Stairs, Storage, WC, and an Outbuilding. The 1ST FLOOR includes Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bathroom, WC, and Landmg. The 2ND FLOOR includes Bedroom 1, Dressing Area, and Ensuite.

**GROUND FLOOR**

OUTBUILDING

KITCHEN FAMILY ROOM

UTILITY ROOM

WC

STORAGE

STORAGE

HALLWAY

LOUNGE

**1ST FLOOR**

BEDROOM 4

BEDROOM 3

BEDROOM 2

BEDROOM 1

BATHROOM

WC

LANDMG

**2ND FLOOR**

ENSUITE

DRESSING AREA


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Model with Intergraph 10/200



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.

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

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