



* £325,000- £350,000 * GROUND FLOOR FLAT * Nestled in the charming Southbourne Grove, Westcliff-on-Sea, this stunning ground floor flat offers a delightful blend of comfort and convenience. Set along a wide, tree-lined road, the property boasts a spacious bay fronted lounge that invites natural light, creating a warm and welcoming atmosphere. With two generously sized bedrooms, this flat is perfect for small families, couples, or individuals seeking extra space. The fitted kitchen, complete with a separate utility area, provides practicality for everyday living, making meal preparation a breeze. One of the standout features of this property is the private parking space, ensuring that you have a secure spot for your vehicle. Additionally, you will enjoy direct access to a gorgeous rear garden, an ideal space for relaxation or entertaining guests during the warmer months. The location is superb, with local amenities just a stone's throw away. Families will appreciate the proximity to excellent schools, while healthcare needs are easily met with Southend Hospital nearby. Blenheim Park and Belfairs Woods and Golf Course are all within walking distance, whilst Chalkwell and Westcliff Stations are both just a short drive away.

- Beautiful character ground floor flat
- Bay-fronted lounge
- Direct access to large rear garden
- Stylish three-piece bathroom
- Located on a treelined road
- Two good sized bedrooms
- Parking for one large vehicle
- Modern fitted kitchen with separate utility area
- Traditional feature throughout
- No onward chain

Southbourne Grove

Westcliff-on-Sea

£325,000

Price Guide



Southbourne Grove



Frontage

Paved driveway creating parking for one large vehicle, side access to the rear garden and utility, access to:

Communal Porch

Double glazed double wooden doors to the front, window to the front and side, lino flooring, entrance to:

Communal Hallway

Solid wood entrance door to the front with obscured adjacent windows, smooth ceiling, carpet, door to:

'L' Shaped Hallway

Smooth ceiling with a pendant light, glazed wooden door to the front, radiator with a radiator cover, picture rails, door to:

Lounge

14'8" into the bay x 12'8"

Smooth coved ceiling with a pendant light, double glazed bay windows to the front, chimney breast with shelving either side and a base-level cupboard, radiator, original wooden floorboards.

Bedroom One

12'6" x 10'11"

Smooth coved ceiling, ceiling rose, glazed French doors to the rear leading out to the lean-to area, adjacent windows, picture rail. two built in wardrobes with top boxes, double radiator, recently laid carpet.

Lean To Area (Currently used as Storage)

11'1" x 3'10"

Double glazed wooden door to the rear with adjacent windows to the rear, concrete flooring.

Bedroom Two

11'11" x 8'0"

Smooth coved ceiling, double glazed windows to the rear, double radiator, recently laid carpet.

Kitchen

8'10" x 7'7"

Smooth ceiling, double glazed windows to the side. Modern white kitchen comprising of; wall and base level units with a roll edge laminate worktop, space for a cooker, 1.5 stainless sink and drainer, tiled splashbacks, radiator, lino flooring, opening to:

Utility Area

5'8" x 4'1"

UPVC door to the front leading out to the side access and garden/driveway, space for a fridge freezer, space for a washing machine, wall mounted Vaillant combination boiler, obscured double-glazed window to the side, lino flooring, door to:

Three-Piece Bathroom

6'1" x 5'8"

Obscured double glazed window to the side, pedestal wash basin, low-level WC, paneled bath with a shower over, part tiled walls, tiled flooring, chrome heated towel rail.

Large Rear Garden

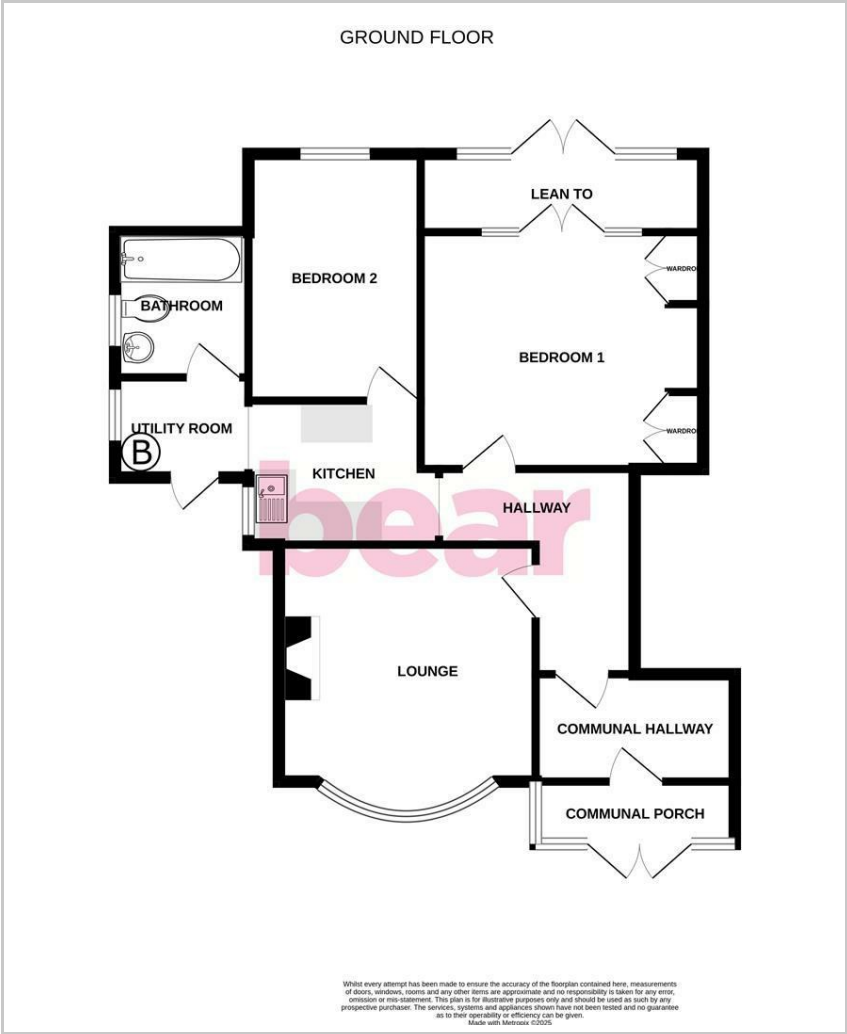
Mainly laid to lawn, concrete base area to the rear (this could be used as a patio), garden shed, outside lighting, outside tap.

Agents Notes:

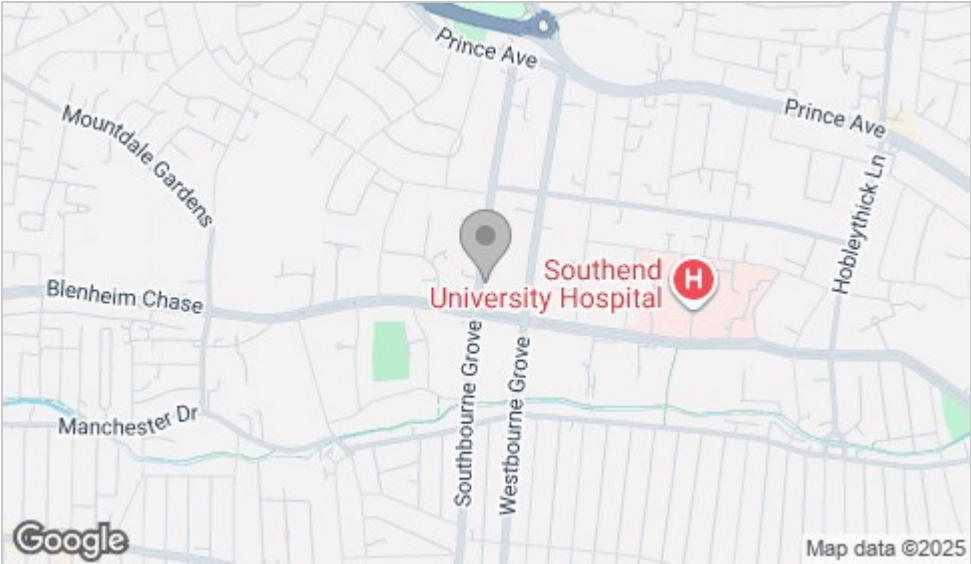
Council tax band: B



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 firms 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

