



Southbourne Grove | Hockley | SS5 5EB

Guide Price £350,000

**bear**  
Estate Agents

- No Onward Chain!
- Three Bedrooms
- Off Street Parking And Side Access
- Semi Detached House
- Ideal First Time Buy Or Investment
- Close to Hockley Station & High Street

## Hallway

12'11 x 6'11 (3.94m x 2.11m)

Guide Price £350,000 - £375,000\*  
Carpeted throughout, coving to ceiling edge, pendant ceiling light, access to kitchen, lounge and dining.

Bear Estate Agents are delighted to present this three-bedroom semi-detached home in the popular area of Collier. An excellent opportunity for those seeking a property with great potential or looking for a project to make their own. Boasting a spacious lounge ideal for relaxing or entertaining, along with three generously sized bedrooms, the home offers a flexible layout ready to be transformed to suit modern living needs.

## Lounge

15'10" x 10'7" (4.83m x 3.23m)

Carpet throughout, feature electric fireplace, smooth ceilings with coving to ceiling edge and pendant ceiling light, double glazed bay window to the front aspect.

## Dining Room

13'0 x 10'10 (3.96m x 3.30m)

Carpet throughout, coving to ceiling edge, pendant ceiling light, feature electric fireplace, double glazed French doors to the rear aspect.

## Kitchen

9'4 x 6'11 (2.84m x 2.11m)

Tiled floors, tiled surrounds, wooden eye and base level units, stainless steel sink with draining board, plumbing for washing machine, under stairs storage cupboard, double glazed door to the rear garden.

## Upstairs Landing

### Bedroom One

15'8 x 10'8 (4.78m x 3.25m)

Carpeted throughout, pendant ceiling light, coving to ceiling edge, double glazed windows to the front aspect.





## Bedroom Two

13'0 x 9'9 (3.96m x 2.97m)

Carpeted throughout, polystyrene ceiling tiles, pendant ceiling light, double glazed windows to the rear aspect.

## Bedroom Three

6'11 x 9'0 (2.11m x 2.74m )

Carpeted throughout, coving to ceiling edge ceiling edge, pendant ceiling light, double glazed window to the front aspect.

## Bathroom

7'0 x 7'9 (2.13m x 2.36m )

Tiled surrounds, walk in double electric shower, vanity sink unit with hot and cold tap, WC, wall mounted heated towel, double glazed window to the rear aspect.

## Agents Notes

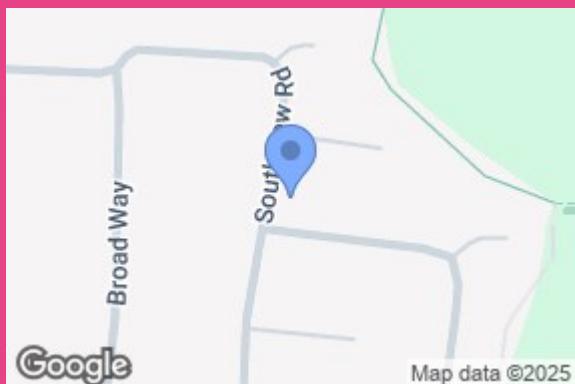
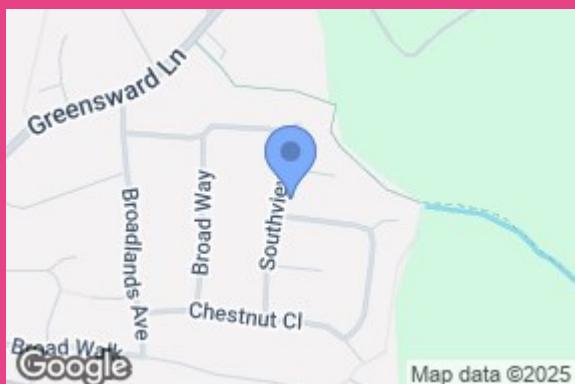
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - D







GROUND FLOOR

1ST FLOOR

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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	77
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	60
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

11 Main Road  
Hockley  
Essex  
SS5 4QY  
01702 416476  
hockley@bearestateagents.co.uk  
<https://www.bearestateagents.co.uk>