



* £425,000- £450,000 * STAR BUY * FOUR DOUBLE BEDROOMS * SEA VIEWS * DETACHED GARAGE AND PARKING * HUGE KITCHEN DINER * A beautiful family home that is draped in history and oozing with character, whilst also boasting a huge amount of further potential. This property is set across three floors and has the advantages of four large double bedrooms, two bathrooms with two additional WC's and a separate utility room. There is also a generous triple aspect lounge, a fantastic sized kitchen diner and an outbuilding/garage with power and light. This well built home also has the bonus of sea views from the top floor, ample parking and even a basement, ideal for storage. Located close to the seafront, this house is within Leigh Beck and Castle View School catchments and is close to local amenities.

- Huge character home
- Ample driveway and detached outbuilding/garage
- Triple aspect lounge
- Basement currently used for storage
- Leigh Beck and Castle View catchments
- Four double bedrooms with sea views on top floor
- Kitchen diner with separate utility
- Super sized bathroom, shower room and two WCs
- Moments from the seafront
- No onward chain

Westcliff Gardens

Canvey Island

£425,000

Price Guide



Westcliff Gardens



Frontage

The driveway can hold 4 to 5 vehicles, access to the garage, lawn area with established tree and shrub borders, side access to the rear garden, access to:

Hallway

8'10" x 8'9"

Staircase leading to the first floor, front entrance door to the side, leadlight windows to the front, smooth ceiling with a picture rail, understairs cupboards, wooden flooring, door to:

Lounge

21'10" x 13'11"

leadlight bay windows to the front with stained glass, leadlight windows to the side, leadlight stained glass windows to the rear with a wooden door opening out to the rear garden, feature fireplace with a stone surround, two radiators, and wooden flooring, door to:

Kitchen Diner

15'2" x 15'0"

Leadlight windows to the rear, kitchen comprising of wall and base level units with a rolled edge laminate worktop, four ring gas hob with an extractor fan above, stainless steel 1.5 sink and drainer, tiled splashbacks, space for a dishwasher, fridge and freezer, integrated oven, wall mounted boiler, radiator, door back to hallway.

Utility Room/ Downstairs Toilet

9'2" x 4'6"

Obscured window to the front, low-level WC with a wall-hung corner wash basin, rolled edge worktop with space for a washing machine and tumble dryer underneath, wall mounted cupboards, tiled splashbacks, radiator, lino flooring.

First Floor Landing

14'7" x 4'8"

Carpeted stairs leading to the top floor, windows to the front aspect, smooth ceiling with two pendant lights, picture rail, understairs storage, radiator, carpet. PLEASE NOTE: Cupboard which houses a wash basin.

Bedroom Three

13'11" x 13'8"

Leadlight windows to the front and side aspect, full range of built-in wardrobes, radiator, and laminate flooring.

Bedroom Four

13'11" x 10'9"

Smooth ceiling with a pendant light, picture rail, leadlight windows to the rear, carpet, radiator.

Family Bathroom

10'9" x 10'1"

Leadlight windows to the rear overlooking the garden, smooth ceiling, four-piece suite comprising of a shower, a free-standing rolled edge bath with a shower attachment, low-level WC, wall-hung double wash basin with a tiled splashback, wall-hung heated towel rail, tiled flooring, part tiled walls.

First Floor Shower Room

8'11" x 5'2"

Leadlight windows to the front, smooth ceiling with inset spotlighting, double walk-in shower with a rainfall head, vanity unit wash basin, low-level WC, fully tiled walls, and floor.

Second Floor Landing

Smooth ceiling with a pendant light, loft hatch, eaves storage cupboard, carpet, doors to all rooms.

Bedroom One

14'7" x 13'11"

Leadlight windows to the front bay, dado rail, eaves storage cupboard, radiator, and carpet. PLEASE NOTE: This room offers sea views from the window.

Separate WC

5'1" x 3'2"

Low-level WC, wall-hung wash basin, fully tiled walls, lino flooring.

Bedroom Two

14'8" x 9'10", 793'11"

Leadlight bay windows to the rear, eaves cupboards, radiator, and carpet. PLEASE NOTE: This room offers sea views from the window.

West Backing Rear Garden

Commences with a raised decking area with the remainder laid to lawn, side access to the front, outside power points, and outside tap.

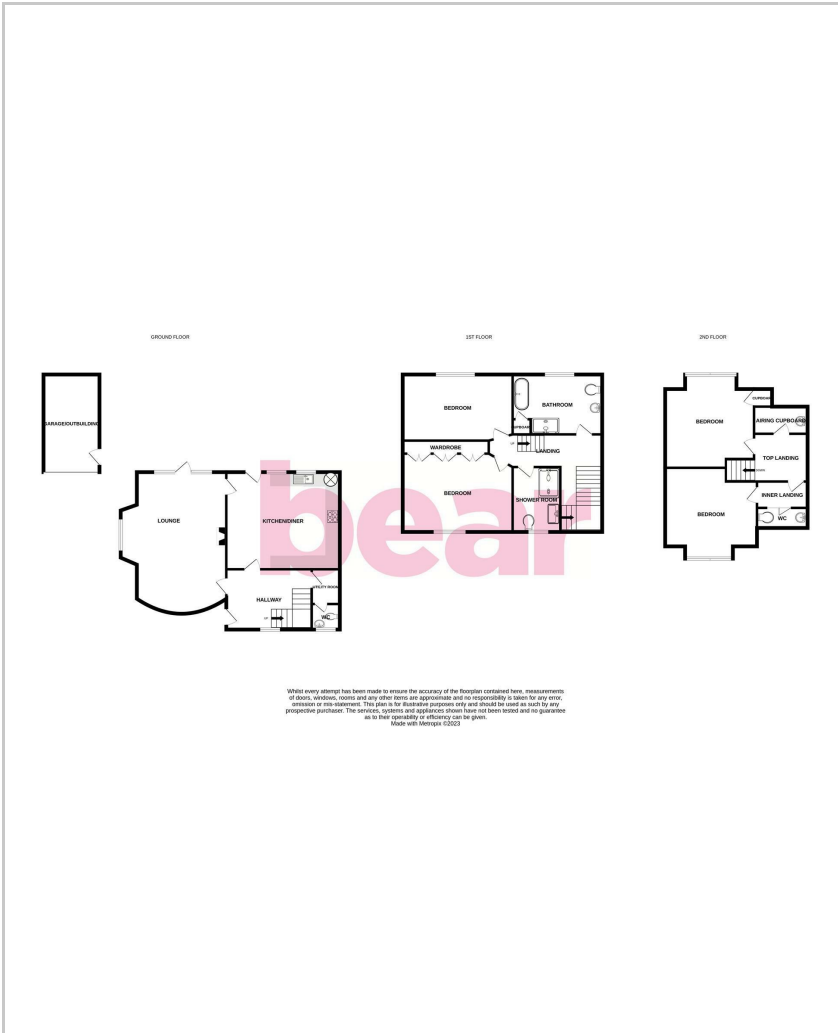
Detached Garage/Outbuilding

16'9" x 8'1"

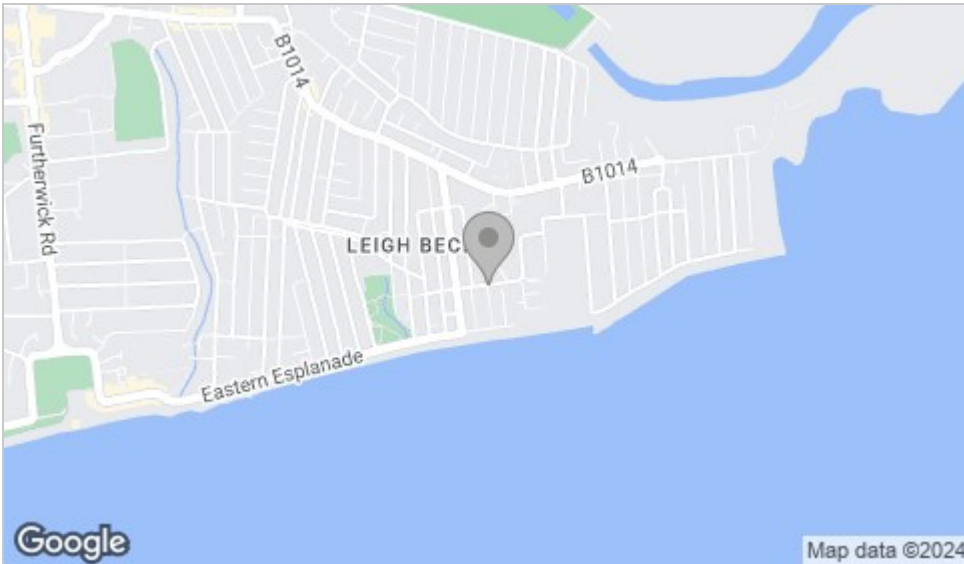
Power, lighting, lino flooring with underlay, door to side leading out onto the garden. PLEASE NOTE: This can be converted back into a garage as the garage door is still on the front.



Floor Plan



Area Map

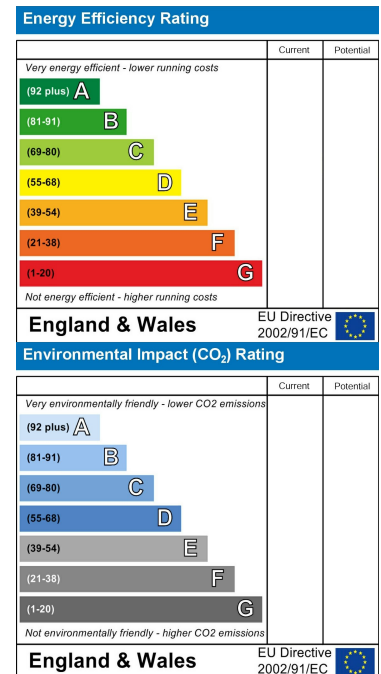


Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



Beech House, 1 Journeyman's Way, Temple Farm Industrial Estate, Southend-on-Sea, Essex, SS2 5TF

Office: 01702 811211 los@bearestateagents.co.uk <https://www.bearestateagents.co.uk>